QUINQUENNIAL SURVEY

Site:	**Church of St Michael & All Angels Winwick Northampton**
Client:	**The PCC of St Michael & All Angels Winwick**
Diocese:	**Peterborough**
Date:	**April 2020**
Ref:	**2020-026**

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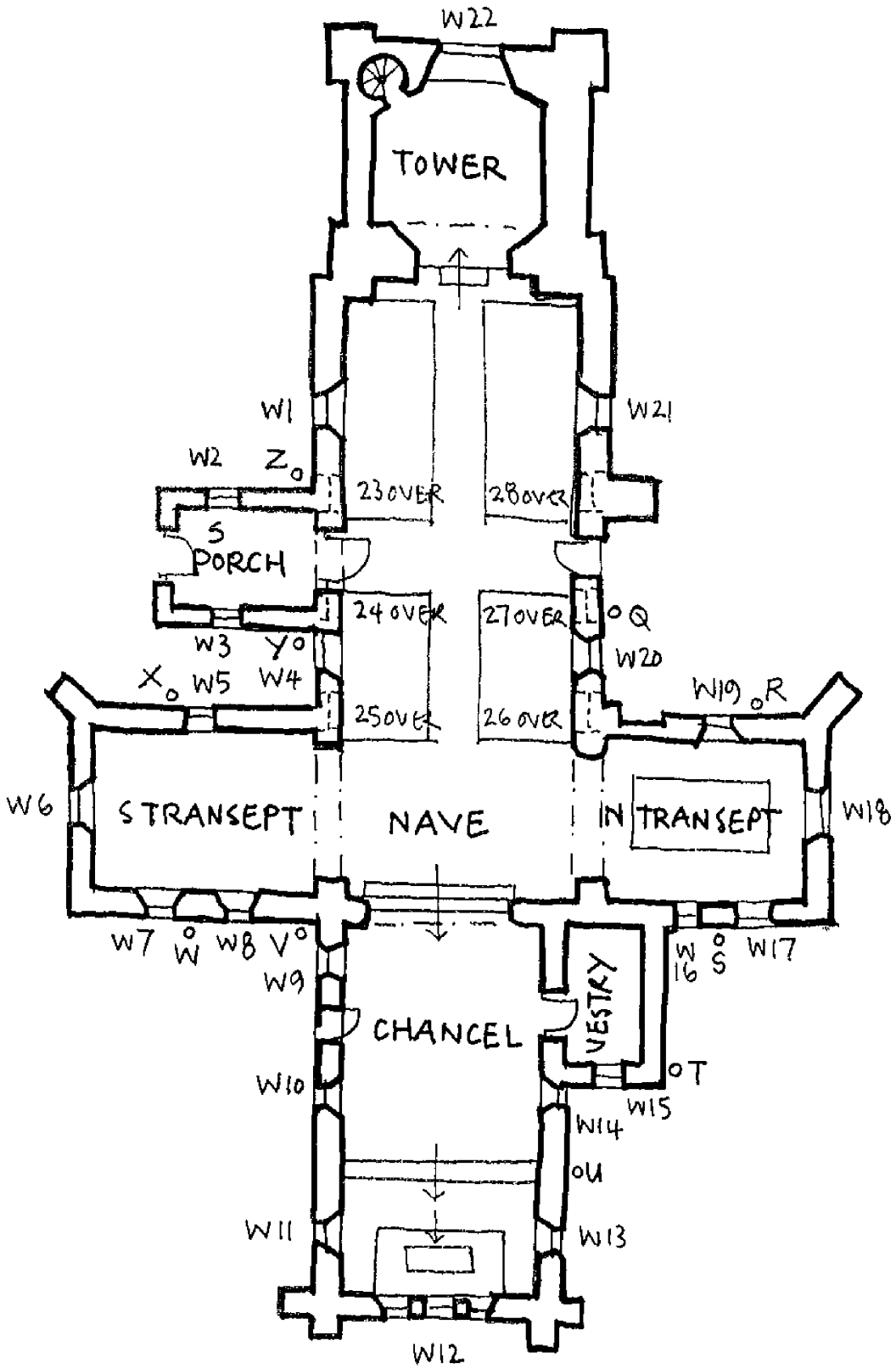
west



south

north

east

Church of St Michael & All Angels Winwick			Stimpson Walton Bond Chartered Architects CDM Principal Designer 59 York Road Northampton NN1 5QL Telephone:(01604) 633155 E mail: enquiries@swbarchitects.co.uk Web: www.stimpsonwaltonbond.com	Drawing No 2020/026/400
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CHURCH OF ST MICHAEL & ALL ANGELS, WINWICK **April 2020**

QUINQUENNIAL SURVEY AND REPORT **2020-026**

1.0 INTRODUCTION

The Church stands on a mound that may be a pre-Christian meeting place. The plan form is unusual for this part of the county in that it is cruciform in shape dating from 13th Century, to which the perpendicular Tower was added. The Chancel is Victorian by E F Law. There are no Aisles. The Church is a Grade II* Listed building.

1.01 PRIORITIES

The following schedule identifies the priority of each of the recommendations:

Priority 1 Urgent works requiring immediate attention.

Priority 2 Works recommended to be carried out during the next 12-18 months.

Priority 3 Works recommended to be carried out during the Quinquennial period.

Priority 4 Works needing consideration beyond the Quinquennial period.

Priority 5 Works required to improve disabled access.

2.0 LIMITATIONS OF SURVEY

2.01 The Church walls were inspected from ground level externally and the lead roofs were inspected at close quarters with other pitched roofs inspected at eaves level. Internally ceilings were inspected at ground floor level and all areas of the Tower were accessible.

2.02 Woodwork or other parts of the structure that are covered, unexposed or inaccessible were not inspected. It is not possible, therefore, to report that any such parts of the Church are free from defects.

2.03 The furniture was inspected generally for woodworm infestation. A detailed inspection was not carried out.

2.04 This report intends only to record the state of the building at present and in no way constitutes a specification of the works to be done.

3.0 WORK CARRIED OUT SINCE THE LAST REPORT

3.01 Clock maintenance.

3.02 Gutter clearance and general maintenance.

3.03 New Servery & WC installed in 2018 connected to adjoining farmer's foul drain by agreement.

4.0 WALLS AND MASONARY EXTERNALLY

External Walls Generally

4.01 A mixture of ironstone and limestone irregular coursed and uncoursed rubble walling.

Nave South Face

4.02	Horizontal parapet profiled capping with two high level windows above the South Porch and one to the right. Rake out and re-point various open mortar joints above the South Porch roof and around the clerestory window **(3)**.	**Priority 3**
4.03	The detail under the parapet string course has been lost in part but no work required. Some staining around the rainwater pipe above the South Porch needs checking in a downpour to make sure it is not flooding the wall **(2)**.	**Priority 2**
4.04	Window 1 – Y tracery ironstone window with hood mould. Masonry bee holes on the right side. Slightly friable window reveals on the right side could do with being brushed back **(3).**	**Priority 3**
4.05	Clerestory Window 1 – Slightly better than it looks. Some loose edges to the right reveal and slightly friable under the hood mould but otherwise satisfactory.	
4.06	Clerestory Window 2 – Twin light with cusps, quatrefoil and hood mould in similar condition to clerestory window 1. The right reveal does need dressing back to a firm surface to prevent further loss. Previous pairs to the mullion need inspecting at closer quarters at the same time **(3)**.	**Priority 3**
4.07	Window 4 – Y tracery in limestone and part ironstone. Brush back slightly friable left reveal. Carry out minor repairs to cill where the surface is loose. Re-point open joints to the mortar to the left of window 4 **(All 3)**.	**Priority 3**
	South Porch West Face	
4.08	Ironstone irregular coursed and uncoursed rubble walling in good condition.	
4.09	Window 2 – Ironstone rectangular twin light opening. Minor surface damage to the mullion at low level requires a small plastic repair **(3)**.	**Priority 3**
	South Porch South Face	
4.10	Gable wall with parapet capping and stone cross at the apex all in ironstone. The surface of some stones is weathering back but overall satisfactory. Pointed double chamfered arched opening with hood mould is weathered and mostly satisfactory. Dress back the loose surface on the right side of the arch where the surface is laminating **(3)**.	**Priority 3**
	South Porch East Face	
4.11	Ironstone wall. One or two bricks are weathering back and the mortar is slightly protruding in places. This side is quite well protected. Re-point small gap to the right of the kneeler **(3)** but otherwise satisfactory.	**Priority 3**
4.12	Window 3 – Ironstone rectangular opening with twin lights and label mould with a slightly friable surface. Brush back at the same time as the other works **(3)**.	**Priority 3**
	South Transept West Face	
4.13	Brick drainage channel at low level, string course under the window and horizontal parapet at high level. Some stones are weathering back in the blocking course but mostly satisfactory. Irregular coursed ironstone rubble walling in good condition.	
4.14	Window 5 – Tall wide lancet window with a hood mould in satisfactory condition.	
	South Transept South Face	
4.15	Irregular and uncoursed ironstone walling with a shallow gable and profiled parapet capping. Brick drainage channel at ground level. The wall condition generally is very good. Some parapet blocking course stones are weathering back and perhaps need brushing back when other works are done **(3)**.	**Priority 3**

4.16 Window 6 – Y tracery window with hood mould mostly in ironstone. Minor damage to the bottom left hood mould and a few gaps here and there but mostly satisfactory.

South Transept East Face

4.17 Brick drainage channel in front of the wall at low level, string course under the window and a horizontal parapet with profiled capping at the high level. The ironstone walls have been well pointed and in good condition.

4.18 Window 7 – Tall wide lancet with hood mould. Some minor surface deterioration to the stone under the right springing level and to the bottom left reveal both require a plastic repair **(3)**. **Priority 3**

4.19 Window 8 – Similar lancet and hood mould slightly gnarled on the left side but satisfactory. Some surface damage to the underside of the arch right side a section of which may fall off in the next 5 years. Check the condition when other repairs are carried out **(3).** **Priority 3**

Chancel South Face

4.20 Plinth at low level, string course under the windows extending over the door, exposed rafter feet and gutter at high level. Ironstone irregular coursed ashlar walling. The walling generally is in very good condition. Inevitably the odd open joint in the string course at plinth level is worth re-pointing **(3)**. **Priority 3**

4.21 Window 9 – Tall lancet with a hood mould. Slightly friable surface on the underside and the start of a crack through the lower left reveal. No work required other than repair at the same time as the other works **(3)**. **Priority 3**

4.22 Window 10 – Similar to window 9. Crack through the stone reveal left side, minor surface deterioration to the lower right side and either side of the cill. Any loose surface just needs removing **(3)**. **Priority 3**

4.23 Window 11 – Tall single lancet similar with a hood mould all in ironstone. Stone either side of the cill is delaminating and ideally needs dressing back **(3)**. Otherwise satisfactory. **Priority 3**

4.24 The electrical supply comes in at high level on this side.

Chancel East Wall

4.25 Plinth at low level with string course under the window and a 60° gable wall with a parapet capping. One or two stones have weathered right back at low level but nothing significant. The main body of the stonework is very good.

4.26 W12 – Tall triple lancet with ironstone hood moulds in quite good condition. Cracks through the left and middle cill perhaps need re-pointing **(3)**. Quatrefoil at high level is satisfactory. Another electrical supply comes in on this side. **Priority 3**

Chancel North Face

4.27 Ironstone wall with string course under the window, rafters and gutter at high level. The stonework is in good condition.

4.28 Window 13 – Single tall lancet with hood mould all in ironstone. A bit of brushing back required to the underside of the hood mould otherwise satisfactory.

4.29 Window 14 – Similar tall lancet with minor surface deterioration to the reveals but nothing significant. No work required.

Vestry East Face

4.30 Ironstone mono pitched gable with a raking parapet at low level. Very minor surface deterioration to the stonework but nothing significant. Some damage to the parapet capping at eaves level and near the top but no work required.

4.31 Window 15 – Short squat twin light opening with quatrefoil above and hood mould all in ironstone. Crack through the cill has previously been re-pointed. Minor surface deterioration could be brushed back but no work really required.

Vestry North Face

4.32 Plinth at low level, ironstone ashlar walling above with an unusual stone gable vent in the corner. The stonework is in reasonable condition.

4.33 Chancel arch wall at high level – The mortar looks a little loose in places but overall satisfactory.

North Transept East Face

4.34 Irregular and uncoursed limestone rubble walling and horizontal parapet at high level. Some re-pointing has clearly been carried out. A French drain of sorts appears to have been inserted. The wall condition is good.

4.35 Window 16 – Wide single lancet with a hood mould in satisfactory condition.

4.36 Window 17 – Tall wide lancet with a hood mould. Some damage to the lower left hood stop but it is firm.

North Transept North Face

4.37 Uncoursed ironstone rubble walling with a shallow raking parapet at high level. Re-point various open joints to the parapet string course and blocking course at high level **(3)**. The rest of the stonework is in good condition. **Priority 3**

4.38 Window 18 – Y tracery window with a hood mould. Brush back the loose surface to the arch and hood mould. It is too high up to touch but the lower mullion has weathered right back and may need a new nosing cutting in. The same may apply to the upper section **(3)**. **Priority 3**

4.39 Minor hairline crack in the wall below the cill to the left side but otherwise satisfactory.

North Transept West Face

4.40 Uncoursed limestone walling with horizontal parapet at high level. One or two joints need re-pointing. The stonework under the parapet string course has weathered right back leaving protruding mortar which ideally needs raking out and re-pointing to stop it deteriorating **(3)**. There's the odd small hole here and there below but nothing significant. Ideally remove the moss from the wall just above the ground level. **Priority 3**

4.41 Window 19 – Tall single lancet with a hood mould. Dress back the loose surface to the right reveal at the same time as the other work **(3)**. **Priority 3**

4.42 Blind Doorway – The stonework has weathered back to the bottom left but it is satisfactory.

Nave North Side

4.43 Horizontal parapet at high level and ironstone rubble walling. The stonework generally is in very good condition. Minor damage to the parapet top capping but nothing significant.

4.44 Window 20 – Y tracery in ironstone. The upper section is looking a little weathered and

	gnarled but satisfactory.	
4.45	Doorway with a single chamfered pointed arch and hood mould. The ironstone surface is a bit soft and sandy but satisfactory.	
4.46	Window 21 – Y tracery all in ironstone. Surface damage in the middle section but very minor. Brush back at the same time as other repairs **(3)**.	**Priority 3**
4.47	Clerestory Window 26 – Twin light with cusped heads, quatrefoil in the middle and hood mould. Slightly friable surface around the underside of the arch but nothing significant.	
4.48	Clerestory Window 27 – Twin light opening with some delamination to the reveals on either side. The underside of the arch also looks friable. Minor brushing back required **(3)**.	**Priority 3**
4.49	Clerestory Window 28 – Clearly some repairs have been carried out. Slightly loose surface on the underside of the arch but nothing significant.	
5.0	**WALLS AND MASONARY INTERNALLY**	
5.01	Some surface deterioration in the Nave south side between the pews but nothing significant. A small section of loose blistered plaster on the Nave south side at high level alongside the first truss - just monitor in case it comes loose in which case it should be removed **(2)**. Various patches on the wall where repairs have been carried out and some plaster damage around the box by the door. One section of loose plaster to the right of window 4 at high level - remove any loose stuff **(2)**.	**Priority 2**
5.02	Some brown dust particles on the Nave south wall but I think these are from where the cables have been fixed to the wall rather than any woodworm.	
5.03	Nave north side there is a loose section of paint to the right of window 20 but nothing significant.	
5.04	Hairline cracking below window 21 but again nothing significant.	
5.05	Some cracking at the abutment of the Nave and the Tower buttresses is worth recording.	
5.06	Plaster cracking above the Tower arch opening has been like it for some time. It appears slightly displaced - no work required but monitor for any deterioration **(2)**. A crack in the arch stone right of centre is worth recording.	**Priority 2**
5.07	Plaster deterioration in the South Transept east wall. The loose surface really needs removing. If it continues to deteriorate it may be worth removing the loose damp plaster, exposing the stonework and re-pointing so it can breathe a bit easier. It will also look tidier **(3)**. Certainly remove the algae growth from the bottom of the arched opening into the Transept and from the floor **(2)**. The plaster is also loose at low level on the south wall.	**Priority 2/3**
5.08	Due to the moisture in the South Transept there are some small trims on the servery unit that have deformed slightly and opened up in particular around the back edge of the sink **(2)**. There is a 10mm ventilation strip under the plinth and behind the unit and at high level.	**Priority 2**
5.09	Nave - Hairline crack at the base of the truss down to the North Transept arch is worth recording. There is some algae growth in the North Transept east wall which was recorded in the last QQ. It is slightly obscured by the storage items but a biocide wash will remove it **(2)**.	**Priority 2**

5.10	In the Chancel there is some plaster deterioration up to about 300mm above floor level with algae growth on the north side. The surface is also a bit friable and could be patched up but certainly remove the algae **(2)**. Remove the loose plaster **(3)**. Even removing the plaster up to a certain height above the floor in certain areas and re-pointing could be an improvement inc 5.07 **(4)**.	**Priority 2/3/4**
5.11	Some hairline cracking in the Chancel above Window 11 and likewise above Window 13 where one of the arched stones has become slightly displaced. This was also recorded in the last QQ so continue to monitor **(2)**. A few open joints in the stonework above the eaves window but nothing significant.	**Priority 2**
5.12	Plaster cracking below Window 5 in the South Transept and above the wall recess in the South Transept was recorded in the last QQ. Ideally re-point the stone arched joint and then monitor for any deterioration **(3)**.	**Priority 3**
5.13	South Porch – Some cracking around the ribbon pointing to the outer South Porch wall and hairline cracking vertically. Nothing visible externally and no change since the last QQ. Minor mortar cracking at the abutment between the South Porch and the Nave is worth recording but no work required.	
5.14	The column shafts either side of the Nave door are deteriorating slightly but they are well protected so no work required. Ideally remove the green algae from the wall surface in various areas **(2)**.	**Priority 2**
6.0	**TOWER EXTERNALLY**	
	Tower North Face	
6.01	Plinth at low level, deep string course just above and four stages above that crowned with a crenulated parapet. Predominantly ironstone ashlar surface through the various stages partly covered in lichen. Individual stones are delaminating here and there but nothing significant. Left buttress bottom of the second stage and one or two other small pockets ideally need the delaminating surfaces removing to stop them falling – all just about accessible with a ladder **(2)**.	**Priority 2**
6.02	Clock face in the middle of the third stage with a black face, gilded numerals & hands. Some staining under the clock and a few small open joints but no work required at that level.	
6.03	Bell stage opening with cusped heads, quatrefoil above and hood mould with a lead chute above. The surface looks slightly friable around the tracery section but nothing significant and no work required. Crenulated parapet above is in good condition. Ideally remove the moss from the plinth at low level **(2)**.	**Priority 2**
	Tower West Face	
6.04	Plinth at low level and string course just above and under the window. Four stages above crowned with a crenulated parapet. Ideally brush back the slightly loose surface above the plinth **(3)**.	**Priority 3**
6.05	A hairline crack under the window cill has been re-pointed but it has slightly opened up so monitor for any deterioration **(2)**.	**Priority 2**
6.06	Window 22 – Wide 3 light window with cusped heads, shallow hood mould and hood stops. Masonry bee holes above the arch apex ideally need filling in **(2)**. The window stonework overall is satisfactory.	**Priority 2**

6.07 The rest of the stonework is similar to the north side and is generally in good condition. Some stone face delamination to the left buttress at high level and one or two small pockets of surface deterioration elsewhere but no work really required.

6.08 Bell stage opening – lights with cusped heads, quatrefoil above and hood mould. The cusped ironstone surface looks rather friable but too high up to deal with. The oak louvres look intact on the north and west side.

Tower South Face

6.09 Plinth at low level, deep string course just above and four Tower stages above that. The limestone wall surface just above the plinth is a little weathered but reasonably firm. Various masonry bee holes at different stages and in the buttresses but nothing too significant. Surface delamination here and there and a few gaps in the mortar. When other re-pointing is carried out this could be addressed at the same time **(3)**. **Priority 3**

6.10 Clock Stage – Slightly more obvious mortar repairs required to the right buttress but too high up to warrant a scaffold. Black clock face with gilded numerals and hands with small window opening behind - appears satisfactory. Narrow windows on the left side to the staircase look satisfactory.

6.11 Bell stage – Twin lights, cusped heads, quatrefoil above and hood mould with a lead chute above. The hood mould looks a bit gnarled but satisfactory. The crenulated parapet looks in good condition. Gargoyle and water chute on the east corner appears in reasonable condition. There is quite a large gap under the lead chute above the bell stage opening but it is too high up to warrant a scaffold **(3/4)**. **Priority 3/4**

Tower East Face

6.12 Projects above the Nave roof with a small access from the Tower. The wall is in similar condition to the other side. The right buttress stone surface is weathering back in places. Lots of lichen on this wall surface but mostly satisfactory.

6.13 Bell stage opening is similar to the other sides. Under the cusps there is damage and some of the stone surface will fall off. Water could become trapped behind to make it worse. A repair is recommended **(2/3)**. The crenulated parapet looks in good order. **Priority 2/3**

6.14 The door out onto the roof has a broken hinge that needs fixing **(3)**. **Priority 3**

7.0 TOWER INTERNALLY

Tower Roof

7.01 Lead covered wood core rolls and wood core ridge discharging to wide parapet gutters on the north and south side. Pitch approx 10°. Lead in one length approx 2.2m long. The lead sheets generally are in good shape. Some repairs have been carried out but they all look intact.

7.02 North parapet gutter in 2No bays with a central outlet and lead chute. There is a soft spot in the west corner of the gutter that may need investigating **(2)**. **Priority 2**

7.03 The lead roof sheet is slightly deformed with only a 10-15mm step into the gutter at the highest point. The south gutter is firm. A small amount of debris needs sweeping out **(2)**. The lead flashings and mortar are all intact. The crenulated parapet is nice and firm. An old aluminium flagpole has been laid flat on the roof. **Priority 2**

Bell stage **Priority 2**

7.04 Three bells swing from north to south – See Section 17. Wide planks under the bells with 100mm gaps between.

7.05	Bell stage openings on four sides all with mesh nicely fixed on the back surface. There is a build up of twigs on the north side which perhaps could be cleared but there is nothing significant **(2)**.	**Priority 2**
7.06	1No central large oak ridge with oak rafters and boards above. The soft spot in the west corner recorded earlier isn't visible from the inside because it is over the top of the wall and brick chimney so it does need investigating – see 7.02. Furniture beetle and death watch beetles in the wall plate but no significant deterioration. A build-up of bird detritus on the south side between the mesh and the louvres should be cleared away **(2)**. Hopefully it can be done from the inside.	**Priority 2**
	Clock Level	**Priority 3**
7.07	Open slotted boarded floor with primary beams spanning north and south with a build-up of detritus in the gaps - not really causing a problem but it could be cleaned up **(3)**. Big chimney across the corner on the west side. Some open joints in the stonework above and below the east opening onto the roof but nothing significant.	
7.08	Clock mechanism by Whitmore and Son of Northampton located on an upper platform - See Section 17. The guarding handrail is strapped together with rope and bits of timber and perhaps could be strengthened **(4)**.	**Priority 4**
7.09	Spiral stair - as one comes out of the clock level there is a vertical crack in the spiral stair enclosure which looks historic and extends all the way round to ground floor level. Monitor for any deterioration.	**Priority 2**
	Tower Ground Floor	
7.10	Flagstone floor was modified when the toilet was installed. Quarry tiles in the toilet are damp due to the leaking basin which needs sorting out as soon as possible **(1)**. Ironstone walls internally with some cracking in the west corner but nothing significant. The west window is a modern design and needs a good clean **(3)**.	**URGENT** **Priority 1** **Priority 3**
7.11	Ceiling above with joists spanning north to south with boards between. The detritus on the boards above is not coming through but ideally it would be good to clear it up (see 7.07).	
8.0	**ROOFS**	
	South Porch West Slope	
8.01	Fish scale clay tiles discharging to a half round cast iron gutter. The roof tiles are in good condition. Lead flashing and soakers against the Nave wall and mortar fillet against the south parapet in good condition.	
	South Porch East Slope	
8.02	Fish scale tiles and clay ridge. Discharges to a half round cast iron gutter. Lead soakers and flashing against the Nave and mortar fillet under the south parapet. There is a small gap against the Nave wall that could do with a tile insert and 1No slipped tile below the ridge near the south parapet **(1)**. Otherwise satisfactory.	**URGENT** **Priority 1**
	Chancel South Slope	
8.03	Fish scale clay tiles with clay ridge. Discharges to a half round cast iron gutter and exposed rafter feet. All the roof tiles look intact. Lead soakers and flaunching against the Chancel arch wall is in good condition. Clay tiles tucked under the parapet capping with a mortar flaunching also in good condition.	
	Chancel North Slope	

8.04 Fish scale tiles and clay ridge discharges to half round plastic gutter. All the tiles generally look intact.

Chancel arch abutment with lead soakers and mortar flaunching. The grass growing out of the tiles at the abutment needs removing **(1)**. The tiles are tucked under the east parapet. Grass is also growing through the flaunching and needs removing **(1)**. **URGENT Priority 1**

Vestry

8.05 Mono pitched fish scale tiles discharging to a cast iron gutter. Generally all the tiles are intact. Ideally remove the dry moss from the surface, the weeds growing in the back gutter and any grass growth on the surface **(1)**. Both the abutment flashings appear intact although I can't see the small back gutter. **URGENT Priority 1**

Nave North Slope

8.06 Lead roof approx 20^{o} discharges to parapet gutters on the north and south sides. One length of lead in excess of 3m to the north and south slopes with wood core rolls at approx 700mm c/c. Lead cover ridge well clipped and in good condition.

A few repairs have been carried out nicely. The main sheets and the rolls are in good condition.

8.07 West parapet abutment lead flashing is well clipped and the mortar is intact. Tower abutment mortar above the flashing has come loose and needs re-pointing **(1)**. **URGENT Priority 1**

8.08 A small build up of debris against the Tower wall needs removing **(2)**. Lead parapet gutter is approx 225m wide in 6No bays with 25-30mm steps and 1No central outlet. The gutter is clear and firm. The flashing has come slightly loose a third of the way along from the Tower and the mortar is also protruding above the flashing half way along. Rake out and re-point at the same time **(1)**. **URGENT Priority 1 Priority 2**

Nave South Slope

8.09 Single lead sheet in excess of 3m. Lots of lead repairs have been carried out very neatly on this side.

8.10 Tower abutment flashing is in good condition. East parapet abutment has a few gaps behind the mortar near the apex and could do with being filled but otherwise satisfactory **(1)**. **URGENT Priority 1**

8.11 The south parapet gutter is nice and firm and the flashing/mortar is all intact.

South Transept

8.12 Lead sheet with shallow pitch at approx 10°. Wood core rolls discharging to parapet gutters on the east and west side. The lead sheets are approx 2m long from ridge to eaves and look in good condition. The east parapet gutter is reasonably clear. A small build up of debris needs removing at the far end **(2)**. The flashings are intact. Re-point a small section above the flashing 150mm wide near the sump **(1)**. **URGENT Priority 1 Priority 2**

8.13 West parapet is intact. A small section of mortar 200mm long has fallen out above the flashing. Re-point **(1)**. **URGENT Priority 1**

8.14 The south parapet flashing all looks intact. The Nave parapet abutment flashing appears intact. The west parapet gutter also looks in good condition.

8.15 The E-Bound alarm sensor cover on the wall above the roof is missing cover which needs to be replaced **(1)**. **URGENT Priority 1**

8.16	A few of the lead clips at ridge level need folding back **(1)**.	**URGENT Priority 1**
	North Transept	
8.17	Similar to the South Transept. Shallow pitch approx 10° shallowing out at the eaves level on one side. Parapet gutter on the east and west sides.	
8.18	North parapet flashing - a small section of mortar 100mm wide has fallen out and needs replacing and repair a split flashing on the left side of the east sump **(1)**.	**URGENT Priority 1**
8.19	The gutter bays are approx 3m long and appear to be satisfactory. Clean out the debris from the east gutter **(2)**. Lead sheets have been repaired on the west side but both sides are generally satisfactory.	**Priority 2**
8.20	Lead cover ridge well clipped in short lengths and in good condition. The Nave clerestory abutment is also in good condition.	
9.0	**CEILINGS**	
	Vestry	
9.01	Rafters with oak boards between. Slight discoloration around the back gutter but it looks firm. The gutter does need clearing out see 8.05. Check for any defective flashings at the same time. The ceiling looks satisfactory.	
	South Porch	
9.02	Scissor rafters with lath and plaster painted white between. Some cracking just above eaves level and some decorative surface deterioration above the Nave door but it all looks reasonably firm and the plaster surface feels dry.	
	Nave	
9.03	Trusses with curved braces and wall posts down to timber corbels. Purlins on either side, a central ridge, exposed rafters and boards above. There may be some beetle holes in the wall plate on the north side but there is no dust. The rest of the roof looks in really good condition.	
	South Transept	
9.04	This is an old roof with a central beam and beautifully carved bosses, carved purlins on either side, a central ridge, exposed rafters and boards. Some plaster damage under the wall plate on the east side - the gutter needs checking in case there is a leak but otherwise the timbers look good **(1)**.	**URGENT Priority 1**
	North Transept	
9.05	Similar oak roof construction. Shallow pitched beams with beautiful carved bosses, profiled purlins, ridge, exposed rafters and boards. Everything looks in good condition.	
	Chancel	
9.06	Scissor rafters with wall posts extending down to the wall plate all in oak. The roof tiles externally are in really good condition. No concerns about the roof timbers. There is a gap between the Chancel rafter and the wall - bats seem to be present.	
10.0	**RAINWATER GOODS**	
	RWP Z	
10.01	Trapezoidal almost triangular cast iron pipe discharging directly over a gully which is partly blocked and needs clearing **(2)**. Cast iron hopper at high level collects rainwater from a half round gutter on rise and fall brackets. Staining around the central joint	**Priority 2**

	suggests it is leaking. Slightly rusting but in reasonable order. Check the joint in a downpour **(2)**. The pipe is firmly fixed.	
	RWP Y	
10.02	100mm cast iron discharging directly into the brick drainage channel alongside the South Transept. Firmly fixed hopper collects rainwater from the South Porch half round gutter which is rusting and the paint is loose on the back. A stitch in time is always good **(3)**. A leaking joint in the middle needs checking in a downpour **(2)**. Cast iron rainwater pipe extends above the South Porch to a hopper on the Nave south side and is in good order. Discharges directly into the hopper and firmly fixed.	**Priority 2/3**
	RWP X	
10.03	100mm cast iron discharging directly into the gully. Collects rainwater from a hopper at high level. In good decorative order and firmly fixed.	
	RWP W	
10.04	100mm cast iron discharging directly into brick drainage channel to the South Transept. Firmly fixed and in good decorative order. Lead chute and spigot at high level appears satisfactory.	
	RWP V	
10.05	65mm cast iron discharging to the drainage channel around the South Transept. Collects rainwater from a polygonal hopper at high level and a gutter along the South Chancel. The rainwater pipe is firmly fixed but needs redecorating **(3)**. The Chancel gutter is on rise and fall brackets. Staining around the joints suggest some leaking – check in a downpour and seal as necessary **(2)**. The decorative condition isn't too bad.	**Priority 2/3**
	RWP U	
10.06	100mm dia grey plastic pipe discharging directly over a gully which looks slightly blocked. Collects rainwater from a wide 100mm plastic gutter on the north side of the Chancel. It looks like the gutter needs clearing out **(2)**. Exposed rafter feet at eaves level – satisfactory. Exposed rafter feet on the Chancel south side also look in good condition.	**Priority 2**
	RWP T	
10.07	65mm cast iron with an octagonal hopper. Discharges directly over a gully which is partly blocked and needs clearing. Half round cast iron gutter on rise and fall brackets is filled with debris and also needs clearing. The pipe is rusting and is covered in algae and the joints look to be leaking. Clean the gutter and it will look a lot better **(All 2)**.	**Priority 2**
	RWP S	
10.08	100mm cast iron collecting rainwater from a rectangular hopper at high level. Discharges directly over a gully which is partly blocked **(2)**. The pipe is firmly fixed and in good decorative order.	**Priority 2**
	RWP R	
10.09	100mm cast iron and firmly fixed. Discharging directly over a gully. Rectangular hopper and lead chute at high level. All in good condition.	
	RWP Q	
10.10	100mm cast iron collecting rainwater from a rectangular hopper at high level. Firmly fixed and discharges directly over which looks partly blocked and needs clearing **(2)**.	**Priority 2**
11.0	**DRAINAGE**	
11.01	Some rainwater pipes discharge to gullies which need clearing out and others discharging to brick lined drainage channels. Around the South Transept the floor internally does look	**Priority 4**

	damp so an improvement externally could be considered **(4)**.	
11.02	Foul drain comes out through the west side of the Tower and connects to an existing foul drain on the farmers land by agreement. A cast iron svp on the north side of the Tower needs the balloon cage fitting on the top **(2)**.	**Priority 2**
12.0	**INTERNAL DECORATIONS**	
12.01	Whitewashed walls generally. Some damage where cable clips have been removed and other cables. Redecoration would improve the appearance **(4)**.	**Priority 4**
13.0	**FLOORS AND GALLERIES**	
13.01	Inclined flagstone path on the south side level with the South Porch. Flagstone floor is in good condition. The South Porch is level with the Nave and Transept floor. Flagstone floor to the processional routes with an old cast iron old heating grille in the middle. Nave is satisfactory.	
13.02	Pew platforms in the Nave with 100mm stall risers. All the pew bases are nice and firm. The flagstone floor extends into the South Transept where it does look particularly damp in front of the south wall recess and there is algae growth on the floor surface along the east wall. There is a drainage channel on the east side externally with two rainwater pipes and the ground level is higher than the floor level. The drainage channel needs to be kept clear. The algae surface needs to be removed with a biocide **(2)**.	**Priority 2**
13.03	The wall condition and the brick drainage channel externally on the south side look in reasonable condition. No doubt the water drains through the brick joints to the ground below which may be contributing to the damp internally. It has been like it for some time.	
13.04	Black and white marble chequerboard floor in the North Transept with a central bank of pews with a woodblock floor on a solid base. This is used as a storage area.	
13.05	Three stone steps up to the Chancel. Encaustic and black & red quarry tiles in good condition. Ideally carry out a repair to the top stone step leading into the Chancel. It may need a small stone square cutting in but temporary plastic repair will suffice for now **(3)**.	**Priority 3**
13.06	Two steps up to the Sanctuary. There is clearly evidence of damp in the steps with a white residue on the surface. The Sanctuary has a patterned red quarry tile floor.	
13.07	One step up to the Altar with geometric coloured ceramic tiles which are all firm. Bats between the wall and the rafter at the east end are depositing droppings on the floor.	
13.08	Inner South Porch – A small patch of algae growth on the left side should be cleared with biocide **(2).**	**Priority 2**
13.09	Vestry quarry tile floor level with the Chancel with an oak skirting all in reasonable condition.	
13.10	Chancel pews – 75mm stall risers with a vent to the void under. All nice and firm.	
14.0	**WINDOWS**	
	Window 1	
14.01	Diagonal leaded lights, internal saddle stanchions and saddle bars. Opening casement to the left side and a lead cill. Two cracked quarries but overall satisfactory.	

	Window 2	
14.02	Diagonal leaded lights, internal stanchions and saddle bars. All nice and firm.	
	Window 3	
14.03	Same description and in equally good condition.	
	Window 4	
14.04	Stained glass window behind copper mesh protection cut between the tracery. The left side has buckled. There is a small crack through the blue section and a crack in the stained glass lower right. Monitor for any deterioration **(4)**.	**Priority 4**
	Window 5	
14.05	Diagonal leaded lights, clear glass and a cill. Internal stanchions and saddle bars all in very good order.	
	Window 6	
14.06	Diagonal leaded lights, clear glass, internal stanchions and saddle bars. Opening hopper lower left side. All satisfactory.	
	Window 7	
14.07	Diagonal leaded lights, clear glass, internal stanchions and saddle bars and a lead cill. All firmly fixed but could do with a clean **(3)**.	**Priority 3**
	Window 8	
14.08	Similar description as window 7. Could do with a clean **(3)**.	**Priority 3**
	Window 9	
14.09	Diagonal leaded lights, fleur de lys Victorian quarries with small red inserts. All firmly fixed and in good condition.	
	Window 10	
14.10	Same description. Opening pivot in the middle looks in good condition. Some mortar has fallen out on the left side – re-point **(3)**.	**Priority 3**
	Window 11	
14.11	Rectangular leaded lights, fleur de lys Victorian glass with red inserts and opening pivot in the middle section all in good condition. Some mortar has fallen out on the left side – re-point **(3)**.	**Priority 3**
	Window 12	
14.12	Stained glass window behind powder coated mesh cut between the tracery. A small crack in the lower section but overall satisfactory.	
	Window 13	
14.13	Diagonal leaded lights, Victorian fleur de lys glass with coloured inserts. Opening casement in the lower section appears to be fixed shut. No work required.	
	Window 14	
14.14	Diagonal leaded lights with fleur de lys Victorian glazing with coloured inserts and firmly fixed. Both windows 13 and 14 could do with a clean.	
	Window 15	
14.15	Diagonal leaded lights, clear glass and internal saddle bars all nice and firm.	
	Window 16	
14.16	Stained glass behind powder coated mesh all in good condition.	

	Window 17	
14.17	Stained glass window behind powder coated mesh all in good condition.	
	Window 18	
14.18	Diagonal leaded lights with clear glass opening casement in the lower left side which is rusting and could do with some attention if it is used. The other window needs a good clean. One broken and two cracked quarries in the lower right side **(3)**.	**Priority 3**
	Window 19	
14.19	Diagonal leaded lights, clear glass, internal stanchion and saddle bars all in good condition. It could do with a clean.	**Priority 3**
	Window 20	
14.20	Stained glass window with external saddle bars, powder coated mesh cut between the tracery. Algae all over the glass surface so it could do with a clean **(3)**.	**Priority 3**
	Window 21	
14.21	Diagonal leaded lights, clear glass, internal stanchions and saddle bars. Opening casement on the left side is slightly rusting but no work required. The window could with a clean.	**Priority 3**
	Clerestory Windows 23, 24 & 25	
14.22	Diagonal leaded lights, clear glass and internal stanchions and saddle bars. All nice and clean and look in good condition.	
	Clerestory Windows 26, 27 & 28	
14.23	Diagonal leaded lights, clear glass and internal ironwork. All the windows could do with a good clean.	
15.0	**DOORS**	
15.01	North Aisle door - Oak vertical boards with profiled ribs, ornate strap hinges, latch handle and escutcheon all slightly rusting but in reasonable condition. Clean the algae off the timber surface and apply a coat of linseed oil **(3)**. Water probably drives in under the door. Perhaps we could look at ways of improving that with a water bar **(4)**.	**Priority 3/4**
15.02	South Porch Outer Gate – Oak vertical boards with vertical ribs above and mesh behind all in good condition.	
15.03	Inner South Porch door – Similar to the north door. Oak waffle frame internally with vertical boards, profiled ribs and ornate strap hinges all in good condition.	
15.04	Chancel Door – Vertical oak boarded with strap hinges. It appears to be firm and secure but could do with a coat of linseed oil **(3)**.	**Priority 3**
16.0	**MONUMENTS, FITTINGS AND FURNITURE**	
16.01	Oak communion rail with a central opening section. It rattles slightly but firm enough.	
16.02	Nicely carved choir pew ends and panels.	
16.03	Pulpit with a timber stem sitting on the floor. It does rock and move side to side quite considerably. It could do with a stay fixed back to the wall **(3)**.	**Priority 3**
16.04	Font – Octagonal font on a stone stem on a raised step. Some minor damage to the front	

edge but in good condition.

16.05 Two splendid marble monuments in the North Transept as recorded in the previous Quinquennial look in good condition.

16.06 The Church chest located in perhaps the dampest part of the Church in the South Transept perhaps could be repositioned as an improvement **(2)**. **Priority 2**

16.07 Four Victorian wall monuments in the Nave north side - no cause for concern.

16.08 Painted inscriptions on the Chancel arch wall at high level appear to be in reasonable condition.

17.0 BELLS, BELLFRAME AND CLOCK

Bells & Bellframe

17.01 Bell stage – Three bells swing from north to south. Traditional timber bell frame with timber headstocks which have furniture beetle holes in the surface. The majority of the timber isn't affected but some of the bell wheels have furniture beetle holes and the wheels do flex slightly. The Bell Captain should review to see if anything needs tightening up or repairing **(2)**. **Priority 2**

Clock Stage

17.02 Clock mechanism by Whitmore and Son of Northampton located on an upper platform. It seems to be well maintained and strikes on the hour. There appears to be an auto winding mechanism. It is nicely tucked away and appears to be well tended. The clock spindle passes through this level to the north and south sides. See also 7.08 for the handrail improvement. **Priority 4**

18.0 INSTALLATIONS

Heating

18.01 Rectangular radiant heaters in the Nave at high level and a single small radiant heater in the Chancel.

Sound System

18.02 No sound system has been installed.

Lighting

18.03 A few LED lights have been installed in the Nave and Chancel. There is a pendent in the Vestry and spotlights in the Transepts.

Electrics

18.04 The electrical report is attached to the back of the Quinquennial.

18.05 The main electrical distribution is in the Vestry at high level and there is lots of it however it is neatly tucked away in this room.

Servery

18.06 A new Servery has been installed since the Quinquennial. It looks very splendid. Due to the dampness in the area of the South Transept a few of the joints have opened up and need some attention **(2)**. **Priority 2**

WC

18.07 A new WC was installed in the Tower and the Tower arch screen has been nicely adapted (completed in 2018). There appears to be a leak in the WC compartment from

the water supply that needs attending to urgently (see 7.10). The floor is damp and there is a white residue over the surface which needs cleaning. There is another electrical distribution board inside the toilet in the Tower.

Fire Extinguishers

18.08 Ensure all fire extinguishers are inspected annually.

Lightning Conductor

18.09 There is no lightning conductor.

19.0 WOOD ROT AND INFESTATION

19.01 There are a few woodworm beetle holes here and there in some of the pews but nothing significant. A few holes were recorded in the bells stage – see Section 17. A full survey wasn't carried out but anything that was noted has been recorded.

20.0 CHURCHYARD

20.01 Gravel on the south side outside the Church boundary leads up to five concrete steps and a rather steeply inclined path up to the South Porch. Creating a level access in a clever way could be possible but it would mean adapting the area just outside the Church boundary rather than inside. The iron gate functions and keeps the sheep in the Churchyard. An iron timber fence extends from the south gate along the south side. The Churchyard is approx 1.5m above the neighbouring ground level.

20.02 Corrugated steel roof outbuilding along the south side with the eaves almost level with the Churchyard. There is a large tree directly behind and still intact after the recent storms. The iron post and rail fence extends along to the south east corner with a small access for the sheep to go into the field.

20.03 Steel post and rail fence along the east side with a galvanised steel and stainless steel mesh fence in front.

20.04 The steel fence on the south and east sides is somewhat inclined but firm. The steel post and rail fence extends along the northern side to the adjoining Manor with stainless steel mesh between.

20.05 Large yew tree opposite the Tower on the north side is quite close to the boundary. The ground is lower on the north side of the tree making it look like it is sticking out of the ground but it has probably been like it some time. I anticipate that if it is going to fall it will fall north and not against the Church. Post, rail and mesh fence extends around the west side and meets up with the steel gates on the south approach.

20.05 Fir tree and a very large Leylandii type tree on the south boundary are both far enough way not to cause a problem.

20.06 The Churchyard is well tended and the sheep keep the grass low. Various gravestones at inclined angles need checking annually. Tomb on the south west corner with rusting cast iron enclosure is being held together with plastic straps but it feels reasonably secure.

21.0 RECOMMENDATIONS

21.10 Congregation Work

21.11 Work that could be carried out by members of the Congregation, including regular maintenance and sundry items.

21.12 Clear out gutters and rainwater goods in late Autumn.

21.13 Clean out gullies.

21.20 Watch/Monitor Items

21.21 Watch items where, because of possible failure or deterioration, members of the congregation at regular intervals during the Quinquennial period should carry out a check.

21.22 Quinquennial Inspections only happen every five years. It is possible that problems can occur any time during the next 5 year span. Members of the congregation should make themselves aware of any maintenance items and problems with the fabric should these occur during that period.

21.30 Urgent Work

21.31 Urgent work should be carried out immediately.

21.40 Further Investigations to Structure and Fittings

21.41 Carry out other investigations as recommend in the report.

22.0 SUMMARY OF RECOMMENDATIONS

This small Church is very well looked after. The new WC and servery fit in very well and the sheep keep the grass down. All the Priority 1 repairs relate to roof works most of which are a quick fix. The grass growing between the roof tiles may be a bit more intrusive. The leak in the new toilet needs sorting out quickly (I believe it is in hand).

Priority 2 items involve monitoring some plaster cracking and glazing but some of the rainwater goods do need checking in a downpour to make sure they are not leaking. Gutters need clearing out in places and algae removing from internal surfaces together with a few other quick fixes. A few stone repairs will deal with masonry bees and a soft spot in the Tower gutter needs a bit more investigation externally as one can't quite see what is happening inside.

Priority 3 includes the usual stone repairs but nothing really onerous. Removing plaster in the South Transept is recommended to help the wall dry out. Perhaps some 'French drain' works or reducing the ground level around the South Transept will help with the damp – Priority 4. All the other recommendations are easy fixes and can be planned over the next 5 years.

Priority 4 will be good to do but further down the list of things to do.

23.0 SUMMARY OF PRIORITIES

Priority 1
Repair leaking basin in toilet 7.10
South Porch roof repairs 8.02
Repairs to roof tiling including remove moss & grass from roof and gutters 8.04, 8.05
Re-point lead flashing to roof 8.07, 8.08, 8.10, 8.12, 8.13, 8.18
Replace roof alarm sensor cover 8.15
Lead roof repair 8.16, 8.18
Check the South Transept east back gutter 9.04

Priority 2
Check rainwater goods in a downpour 4.03, 10.01, 10.02, 10.05
Monitor loose plaster internally and remove any loose plaster 5.01, 5.06
Monitor any cracking internally 5.11, 7.09
Remove algae growth internally 5.07, 5.09, 5.10, 5.14, 13.02, 13.08
Attend to open joints in new Servery timber due to moisture 5.08, (18.06)
Monitor for any further cracking externally to Tower window 6.05
Tower stone repairs (accessible) and remove moss 6.01, 6.03, 6.06
Tower stone repair (less accessible) 6.13
Investigate soft spot in Tower gutter 7.02
Clean out Tower debris and gutters 7.03, 7.05, 7.06
Bell captain to check bell wheels 7.01
Rainwater goods repairs including cleaning out pipes/gullies 8.08, 8.12, 8.19, 10.01, 10.02, 10.05, 10.06, 10.07, 10.08, 10.10
Fit balloon cage to top of svp 11.02
Reposition Church chest 16.06

Priority 3
Rake out, re-point mortar joints and brush back as directed 4.02, 4.04, 4.06, 4.07, 4.10, 4.11, 4.12, 4.15, 4.19, 4.20, 4.21, 4.22, 4.23, 4.26, 4.37, 4.40, 4.41, 4.46, 4.48, 5.12, 14.10, 14.11
Stone repairs 4.09, 4.18, 4.38
Remove plaster in South Transept to approx 750mm and other plaster repairs 5.07, 5.10
Re-point stone cracks/open joints internally and monitor 5.12
Tower stone repairs 6.04, 6.09, 6.11, 6.13
Repair Tower access door onto Nave roof 6.14
Clean Clock Tower floor 7.07
Clean Tower west window 7.10
Rainwater goods de-rusting and repainting 10.02, 10.05
Repair to chancel step 13.05
Clean windows 14.07, 14.08, 14.14, 14.18, 14.19, 14.20, 14.21, 14.23
Window repairs including redecorate rusting casement 14.18
Oil doors 15.01, 15.04
Secure pulpit 16.03

Priority 4
Plaster improvements internally 5.10
Fill gap around Tower lead chute south face 6.11
Strengthen handrail/baluster to clock level 7.08, (17.02)
Improve drainage to South Transept 11.01
Consider redecoration 12.01
Monitor for any deterioration with window glass 14.04
Improve threshold to North door 15.01

Adrian Ringrose, BA(Arch) DipArch RIBA AABC
Stimpson Walton Bond
59 York Road
Northampton
NN1 5QL

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered

204657 IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 024006000 Branch No: 01

Trading Title: Croxford Electrical Ltd

Address: 308a Hillmorton Road, Rugby, Warwickshire

Postcode: CV22 5BP Tel No: 01788 561391

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A

Name: St Michaels and All Angels Church

Address: Winwick, Northampton

Postcode: NN6 7PD Tel No: 01788 510275

DETAILS OF THE INSTALLATION

Occupier: N/A

Address: Winwick, Northampton

Postcode: NN6 7PD Tel No: 01788 510275

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: (see additional page No. N/A)

To ascertain compliance with BS 7671

Date(s) when inspection and testing was carried out: (29/01/2020) Records available: (.....) Previous inspection report available: (.....) Previous report date: (.....)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): (see additional page No. N/A)

Our test and inspection has found there are deviation's from the regulations which are listed and need to be addressed, however due to known and accepted testing limitations we cannot guarantee all deviation's will be founded or listed. The electrical system appears to have undergone several alteration's and addition's in its life time. Some remedial work is required to bring this installation to a satisfactory condition.

Estimated age of electrical installation: (.....) years Evidence of additions or alterations: (.....) Overall assessment of the installation is: **Unsatisfactory***

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): BEN WHITE Signature: Date: 27/01/2020

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE APPROVED CONTRACTOR

Name (capitals): HASSAN KASU Signature: Date: 29/01/2020

**An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.*

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Please see the 'Notes for Recipient'

ELECTRICAL INSTALLATION CONDITION REPORT

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PART 5 : NEXT INSPECTION

I/We (as indicated on page 1) recommend, subject to the necessary remedial work being taken, this installation should be further inspected and tested after an interval of not more than 5 years*

Give reason for recommendation: ..... (see additional page No. N/A)

PART 6 : OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

CODES: *One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action*	**CODE C1 'Danger Present' Risk of injury. Immediate remedial action required**	**CODE C2 'Potentially Dangerous' Urgent remedial action required**	**CODE C3 'Improvement Recommended'**	**CODE FI 'Further Investigation Required'**

Referring to the Schedule of Items Inspected (see PART 10), the attached Schedule of Circuit Details and Test Results (see PART 12), and subject to any agreed limitations listed in PART 7:

There are no items adversely affecting electrical safety ☐ , OR The following observations and recommendations for action are made:

Item No	Observation(s)	Code	Location Reference
1	DB4 - supply cable protected with over size fuse	C2	Tower
2	DB2 - Circuit 1- Vestry sockets- none RCD socket - protected by 100mA overrated RCD	C3	Next To Podium
3	DB3 - DB screw cover damaged	C3	Vestry
4	General - Unable to locate water bonding	FI	General
5	Incorrect RCD test label (recent regulation change)	C3	N/A

Additional pages? (N/A) State page numbers: (N/A)

Immediate action required for items: (N/A) **Improvement recommended** for items: (2, 3, 5)

Urgent remedial action required for items: (1) **Further investigation required** for items: (4)

**The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.*

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ELECTRICAL INSTALLATION CONDITION REPORT

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Original to the person ordering the work)

PART 7 : DETAILS AND LIMITATIONS OF THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report:

Complete electrical installation

(see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing:

Inspection and testing carried out in accordance with IEE guidance note 3
Limited testing carried out to electrical equipment mounted over 3m above floor level
Limited testing carried out to unknown circuits

(see additional page No. 13)

Agreed with (print name): N/A

Extent of sampling: N/A (see additional page No. N/A)

Operational limitations including the reasons: N/A (see additional page No. N/A)

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C-S: ☑ TN-S: ☐ TT: ☐

Other *(state):* N/A

Supply protective device

(BS (EN) 1361 Fuse HBC)

Type: (2) Rated current: (100) A

Number and type of live conductors

AC 1-phase, 2-wire: ☐ 2-phase, 3-wire: ☐
3-phase, 3-wire: ☐ 3-phase, 4-wire: ☑

DC 2-wire: ☐ 3-wire: ☐ Other: (N/A)

Confirmation of supply polarity: ( )

Other sources of supply: *(as detailed on attached schedule)* Page No: (N/A)

Nature of supply parameters

Nominal line voltage, U (1):	(400) V	(1) *By enquiry, measurement, or by calculation*
Nominal line voltage to Earth, U_0 (1):	(230) V	
Nominal frequency, f (1):	(50) Hz	
Prospective fault current, I_{pf} (1)*:	(3.83) kA	
External loop impedance, Ze (1)*:	(0.12) Ω	

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS CERTIFICATE

Means of Earthing

Distributor's facility: (✓)
Installation earth electrode: ( )

Where an earth electrode is used insert

Type - rod(s), tape, etc: (N/A)
Location: (N/A)
Electrode resistance to Earth: (N/A) Ω

Main protective conductors

Earthing conductor:
(material Copper csa 16 mm²)
Connection / continuity verified: ☐

Main protective bonding conductors:
(material ..... csa ..... mm²)
Connection / continuity verified: ☐

Main protective bonding connections

Water installation pipes:	(LIM)
Gas installation pipes:	(N/A)
Structural steel:	(N/A)
Oil installation pipes:	(N/A)
Lightning protection:	(✓)

Other *(state)* :
N/A

Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) BS EN 61008 RCD)
Location: (Vestry)
No. of poles: (4) Rating / setting of device: (100) A
Current rating: (100) A Voltage rating: (415) V

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (100) mA
Measured operating time: (39.9) ms Rated time delay: (N/A) ms

**Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, Ipf, and external earth fault loop impedance, Ze, must be recorded.*

All fields must be completed. *Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately - CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

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NICEIC APPROVED CONTRACTOR

ELECTRICAL INSTALLATION CONDITION REPORT

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Original (to the person ordering the work)

PART 10 : SCHEDULE OF ITEMS INSPECTED

1. External condition of electrical intake equipment (visual inspection only)

(If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority.)

1.1	Service cable:	(✓)	1.2	Service head:	(✓)
1.3	Earthing arrangement:	(✓)	1.4	Meter tails:	(✓)
1.5	Metering equipment:	(✓)	1.6	Isolator (where present):	(✓)

2. Presence of adequate arrangements for parallel or switched alternative sources

2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply:	(N/A)
2.2	Adequate arrangements where generating set operates in parallel with the public supply:	(N/A)
2.3	Presence of alternative / additional supply arrangement warning notice(s) at or near equipment, where required:	(N/A)

3. Automatic disconnection of supply

3.1	Main earthing and bonding arrangements	
	a) Presence and condition of distributor's earthing arrangement:	(✓)
	b) Presence and condition of earth electrode arrangement, if present:	(N/A)
	c) Adequacy of earthing conductor size:	(✓)
	d) Adequacy of earthing conductor connections:	(✓)
	e) Accessibility of earthing conductor connections:	(✓)
	f) Adequacy of main protective bonding conductor size(s):	(✓)
	g) Adequacy of main protective bonding conductor connections:	(FI)
	h) Accessibility of main protective bonding connections:	(✓)
	i) Accessibility and condition of other protective bonding connections:	(✓)
	j) Provision of earthing / bonding labels at all appropriate locations:	(✓)
3.2	FELV	
	a) Source providing at least simple separation:	(N/A)
	b) Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises:	(N/A)

4. Other methods of protection ( )

Details should be provided on separate sheets: Page No. (N/A)

5. Distribution equipment

5.1	Adequacy of working space / accessibility of equipment:	(✓)
5.2	Security of fixing:	(C3)
5.3	Condition of insulation of live parts:	(✓)
5.4	Adequacy / security of barriers:	(✓)
5.5	Condition of enclosure(s) in terms of IP rating:	(✓)
5.6	Condition of enclosure(s) in terms of fire rating:	(✓)
5.7	Enclosure not damaged / deteriorated so as to impair safety:	(✓)
5.8	Presence and effectiveness of obstacles:	(N/A)
5.9	Presence of main switch(es), linked where required:	(✓)
5.10	Operation of main switch(es) (functional check):	(✓)
5.11	Correct identification of circuit protective devices:	(✓)
5.12	Adequacy of protective devices for prospective fault current:	(✓)
5.13	RCD(s) provided for fault protection – includes RCBOs:	(✓)
5.14	RCD(s) provided for additional protection – includes RCBOs:	(✓)
5.15	RCD(s) provided for protection against fire – includes RCBOs:	(✓)
5.16	Manual operation of circuit-breakers and RCDs to prove disconnection:	(✓)
5.17	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check)	(✓)
5.18	Presence of RCD six-monthly retest notice at or near equipment, where required:	(LIM)
5.19	Presence of diagrams, charts or schedules at or near equipment, where required:	(✓)
5.20	Presence of non-standard (mixed) cable colour warning notices at or near equipment, where required:	(✓)
5.21	Presence of next inspection recommendation label:	(✓)
5.22	All other required labelling provided:	(✓)
5.23	Compatibility of protective device(s), base(s) and other components:	(✓)
5.24	Single-pole switching or protective devices in line conductors only:	(✓)
5.25	Protection against mechanical damage where cables enter equipment:	(✓)
5.26	Protection against electromagnetic effects where cables enter ferrromagnetic enclosures:	(✓)

6. Distribution / final circuits

6.1	Identification of conductors:	(✓)
6.2	Cables correctly supported throughout their length:	(✓)
6.3	Condition of insulation of live parts:	(✓)
6.4	Non-sheathed cables protected by enclosures in conduit, ducting or trunking:	(✓)
6.5	Suitability of containment systems for continued use (including flexible conduit):	(✓)
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in PART 7 of report):	(✓)
6.7	Indication of SPD(s) continued functionality confirmed:	(N/A)
6.8	Adequacy of AFDD(s), where specified:	(N/A)
6.9	Confirmation that conductor connections, including connections to busbars are correctly located in terminals and are tight and secure:	(✓)
6.10	Examination of cables for signs of unacceptable thermal and mechanical damage / deterioration:	(✓)
6.11	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation:	(C2)
6.12	Adequacy of protective devices; type and rated current for fault protection:	(✓)
6.13	Presence and adequacy of circuit protective conductors:	(✓)
6.14	Co-ordination between conductors and overload protective devices:	(✓)
6.15	Cable installation methods / practices appropriate to the type and nature of installation and external influences:	(✓)
6.16	Cables where exposed to direct sunlight, of a suitable type or adequately protected against solar radiation:	(✓)
6.17	Cables adequately protected against damage and abrasion:	(✓)

All fields must be completed. *Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately - CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

This report is based on the model forms shown in Appendix 6 of BS 7671
Published by Certsure LLP Certsure LLP operates the NICEIC & ELECSA brands
Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5ZX

NICEIC APPROVED CONTRACTOR

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 10 : SCHEDULE OF ITEMS INSPECTED

6.18 Provision of additional protection by an RCD not exceeding 30 mA
- a) For all socket-outlets with a rated current not exceeding 32 A, unless exempt: (C3)
- b) Supplies for mobile equipment with a rated current not exceeding 32 A for use outdoors: (N/A)
- c) For cables concealed in walls / partitions at a depth of less than 50 mm: (N/A)
- d) For cables concealed in walls / partitions containing metal parts regardless of depth: (✓)
- e) Circuits supplying luminaires within domestic (household) premises: (N/A)

Note: Older installations designed prior to BS 7671: 2018 may not have been provided with RCDs for additional protection.

6.19 Provision of fire barriers, sealing arrangements and protection against thermal effects: (✓)

6.20 Band II cables segregated / separated from Band I cables: (✓)

6.21 Cables segregated / separated from non-electrical services: (✓)

6.22 Termination of cables at enclosures *(indicate extent of sampling in PART 7 of report)*
- a) Connections under no undue strain: (✓)
- b) No basic insulation of a conductor, visible outside an enclosure: (✓)
- c) Connections of live conductors adequately enclosed: (✓)
- d) Adequacy of connection at point of entry to enclosure: (✓)

6.23 Temperature rating of cable insulation addequate: (✓)

6.24 Condition of accessories including socket-outlets, switches and joint boxes satisfactory: (✓)

6.25 Suitability of accessories for external influences: (✓)

6.26 Single-pole switching or protective devices in line conductors only: (✓)

6.27 Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment: (✓)

7. Isolation and switching

7.1 Isolators
- a) Presence and condition of appropriate devices: (N/A)
- b) Acceptable location (local / remote): (N/A)
- c) Capable of being secured in the OFF position: (N/A)
- d) Correct operation verified: (N/A)
- e) Clearly identified by position and / or durable markings: (N/A)
- f) Warning label posted in situations where live parts cannot be isolated by the operation of a single device: (N/A)

7.2 Switching off for mechanical maintenance
- a) Presence and condition of appropriate devices: (N/A)
- b) Acceptable location: (N/A)
- c) Capable of being secured in the OFF position: (N/A)
- d) Correct operation verified: (N/A)
- e) Clearly identified by position and / or durable marking(s): (N/A)

7.3 Emergency switching off / stopping
- a) Presence and condition of appropriate devices: (N/A)
- b) Readily accessible for operation where danger might occur: (N/A)
- c) Correct operation verified: (N/A)

7.4 Functional switching
- a) Presence and condition of appropriate devices: (✓)
- b) Correct operation (functionality) verified: (✓)

8. Current-using equipment *(permanently connected)*

8.1 Condition of equipment in terms of IP rating: (✓)

8.2 Equipment does not constitute a fire hazard: (✓)

8.3 Enclosure not damaged / deteriorated so as to impair safety: (✓)

8.4 Suitability for the environment and external influences: (✓)

8.5 Security of fixing: (✓)

8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: (✓)

List number and location of luminaires inspected on a separate page: Page No. (N/A)

8.7 Recessed luminaires (e.g. downlighters)
- a) Correct type of lamps fitted: (N/A)
- b) Installed to minimise build-up of heat: (N/A)
- c) No signs of overheating to surrounding building fabric: (N/A)
- d) No signs of overheating to conductors / terminations: (N/A)

9. List all special installations or locations covered by this report:

N/A ( )
N/A ( )
N/A ( )
N/A ( )

Indicate if the relevant requirements of Part 7 are satisfied and append results of inspection on a separate numbered page.

SCHEDULE OF ITEMS INSPECTED BY

Name (capitals): N/A

Signature: Date:

PART 11 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations *(indicated in item 9. above)*	Continuation sheets
Page No(s): (4 & 5)	Page No(s): (6)	Page No(s): (N/A)	Page No(s): (N/A)	Page No(s): (N/A)

The pages identified are an essential part of this report (see Regulation 653.2).

All fields must be completed. *Enter either, as appropriate: ' ✓ if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately - CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

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NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **204657** **IPR18**

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing: N/A

CODES For Type of wiring (A) Thermoplastic insulated / sheathed cables | (B) Thermoplastic cables in metallic conduit | (C) Thermoplastic cables in non-metallic conduit | (D) Thermoplastic cables in metallic trunking | (E) Thermoplastic cables in non-metallic trunking | (F) Thermoplastic / SWA cables | (G) Thermosetting / SWA cables | (H) Mineral-insulated cables | (O) other - state N/A

Circuit number	Circuit description	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7671)	Protective device				RCD Operating current, IΔn	Maximum permitted Zs for installed protective device*	Circuit impedances (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD operating time	Test buttons	
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	(mA)	(Ω)	Ring final circuits only (measured end to end) (Line) r1	Ring final circuits only (measured end to end) (Neutral) rn	Ring final circuits only (measured end to end) (cpc) r2	All circuits (complete at least one column) (R1+R2)	All circuits (complete at least one column) R2	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)		(Ω)	(ms)	RCD	AFDD
1L1	Near Heater	H	C	1	2.5	8.2	0.4	60898 MCB	C	20	6	100	1.09	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9	✓	
1L2	Far Heater	H	C	1	2.5	8.2	0.4	60898 MCB	C	20	6	100	1.09	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9	✓	
1L3	Roof Alarm	O	C	1	2.5	1.5	0.4	3871 MCB	2	16	6	100	1.95	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9	✓	
2L1	Toilet Panel Heater	O	C	1	2.5	1.5	0.4	60898 MCB	B	16	6	100	2.73	N/A	N/A	N/A	0.42	N/A	299	299	500	✓	0.85	39.9	✓	
2L2	Toilet Water Heater	O	C	1	2.5	1.5	0.4	60898 MCB	B	16	6	100	2.73	N/A	N/A	N/A	0.58	N/A	299	299	500	✓	1.01	39.9	✓	
2L3	Toilet Light	O	C	1	1.5	1.5	0.4	60898 MCB	B	6	6	100	7.28	N/A	N/A	N/A	0.89	N/A	299	299	500	✓	1.32	39.9	✓	
3TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
4TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
5TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
6TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
7L1	Lights	H	C	1	1	5.4	0.4	60898 MCB	B	6	6	100	7.28	N/A	N/A	N/A	0.03	N/A	299	299	500	✓	0.46	39.9	✓	
7L2	Sockets	O	C	1	2.5	1.5	0.4	60898 MCB	C	16	6	30	1.37	N/A	N/A	N/A	0.11	N/A	299	299	500	✓	0.54	39.9	✓	
7L3	Heater	H	C	1	2.5	8.2	0.4	60898 MCB	C	20	6	100	1.09	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9	✓	
8L1	Sockets Servery	O	C	1	2.5	1.5	0.4	60898 MCB	B	20	6	100	2.19	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9	✓	
8L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
8L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
9TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
10TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
11TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
12TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		

DISTRIBUTION BOARD (DB) DETAILS (to be completed in every case)

DB designation: DB 4

Location of DB: Tower

TESTED BY

Name (capitals): BEN WHITE

Signature:

Position: Electrician

Date: 27/01/2020

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: (DB4 Isolator) Nominal voltage: (400) V No. of phases: (3)

Overcurrent protection device for the distribution circuit Type: (BS EN 60898) Rating: (25) A

Associated RCD (if any) Type: (BS EN 61008) No. of poles: (4) $I\Delta n$ (100) mA Operating time: (39.9) ms

Characteristics at this DB Confirmation of supply polarity: (Yes) Phase sequence confirmed (where appropriate): ☐ Zs (0.43) Ω I_{pf} (0.534) kA

TEST INSTRUMENTS
(enter serial number against each instrument used)

Multi-function: (101612870) Continuity: (N/A)

Insulation resistance: (N/A) Earth fault loop impedance: (N/A)

Earth electrode resistance: (N/A) RCD: (N/A)

*Where figure is not taken from BS 7671, state source: (N/A)

NICEIC APPROVED CONTRACTOR

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204657 IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing: N/A

CODES For Type of wiring (A) Thermoplastic insulated / sheathed cables | (B) Thermoplastic cables in metallic conduit | (C) Thermoplastic cables in non-metallic conduit | (D) Thermoplastic cables in metallic trunking | (E) Thermoplastic cables in non-metallic trunking | (F) Thermoplastic / SWA cables | (G) Thermosetting / SWA cables | (H) Mineral-insulated cables | (O) other - state N/A

Circuit number	Circuit description	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7671)	Protective device				RCD Operating current, IΔn	Maximum permitted Zs for installed protective device*	Circuit impedances (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD operating time	Test buttons	
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	(mA)	(Ω)	Ring final circuits only (measured end to end) (Line) r1	Ring final circuits only (measured end to end) (Neutral) rn	Ring final circuits only (measured end to end) (cpc) r2	All circuits (complete at least one column) (R1+R2)	All circuits (complete at least one column) R2	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)		(Ω)	(ms)	RCD	AFDD
1	Vestry socket	H	C	2	2.5	8.2	0.4	3871 MCB	3	16	10	30	1.37	N/A	N/A	N/A	0.16	N/A	299	299	500	✓	0.28	18.7	✓	
2	Old Organ socket + kitchen	H	C	3	2.5	8.2	0.4	3871 MCB	3	16	10	30	1.37	N/A	N/A	N/A	0.39	N/A	299	299	500	✓	0.51	8.43	✓	
3	Vestry light	H	C	1	2.5	8.2	0.4	3871 MCB	3	6	10	100	3.64	N/A	N/A	N/A	0.55	N/A	299	299	500	✓	0.67	39.9	✓	
4	Alter lights	H	C	5	2.5	8.2	0.4	3871 MCB	3	6	10	100	3.64	N/A	N/A	N/A	0.90	N/A	299	299	500	✓	1.02	39.9	✓	
5	Tower lights	H	C	3	2.5	8.2	0.4	3871 MCB	3	6	10	100	3.64	N/A	N/A	N/A	1.94	N/A	299	299	500	✓	2.06	39.9	✓	
6	Spare	H	C	N/A	2.5	8.2	0.4	3871 MCB	3	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		

DISTRIBUTION BOARD (DB) DETAILS (to be completed in every case)

DB designation: DB 2

Location of DB: Vestry

TESTED BY

Name (capitals): BEN WHITE

Signature:

Position: Electrician

Date: 27/01/2020

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: (N/A) Nominal voltage: (N/A) V No. of phases: (N/A)

Overcurrent protection device for the distribution circuit Type: (BS EN N/A) Rating: (N/A) A

Associated RCD (if any) Type: (BS EN N/A) No. of poles: (N/A) $I\Delta n$ (N/A) mA Operating time: (N/A) ms

Characteristics at this DB Confirmation of supply polarity: (Yes) Phase sequence confirmed (where appropriate): ☐ Zs (0.12) Ω I_{pf} (1.92) kA

TEST INSTRUMENTS
(enter serial number against each instrument used)

Multi-function: (101612870) Continuity: (N/A)

Insulation resistance: (N/A) Earth fault loop impedance: (N/A)

Earth electrode resistance: (N/A) RCD: (N/A)

*Where figure is not taken from BS 7671, state source: (N/A)

NICEIC APPROVED CONTRACTOR

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204657 IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing: N/A

CODES For Type of wiring (A) Thermoplastic insulated / sheathed cables | (B) Thermoplastic cables in metallic conduit | (C) Thermoplastic cables in non-metallic conduit | (D) Thermoplastic cables in metallic trunking | (E) Thermoplastic cables in non-metallic trunking | (F) Thermoplastic / SWA cables | (G) Thermosetting / SWA cables | (H) Mineral-insulated cables | (O) other - state N/A

Circuit number	Circuit description	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7671)	Protective device				RCD Operating current, IΔn	Maximum permitted Zs for installed protective device*	Circuit impedances (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD operating time	Test buttons	
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	(mA)	(Ω)	Ring final circuits only (measured end to end) (Line) r1	Ring final circuits only (measured end to end) (Neutral) rn	Ring final circuits only (measured end to end) (cpc) r2	All circuits (complete at least one column) (R1+R2)	All circuits (complete at least one column) R2	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)		(Ω)	(ms)	RCD	AFDD
1	Unknown	H	C	1	2.5	8.2	0.4	60898 MCB	D	20	10	100	0.55	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9		
2	Unknown	H	C	1	2.5	8.2	0.4	60898 MCB	D	20	10	100	0.55	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.1		
3	Water heater	H	C	1	2.5	8.2	0.4	60898 MCB	B	16	10	30	2.73	N/A	N/A	N/A	1.13	N/A	299	299	500	✓	1.27	8.92	✓	
4	RCD socket	O	C	1	2.5	8.2	0.4	60898 MCB	B	16	10	30	2.73	N/A	N/A	N/A	0.04	N/A	299	299	500	✓	0.18	8.22	✓	
5	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
6	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		

DISTRIBUTION BOARD (DB) DETAILS (to be completed in every case)

DB designation: DB 3

Location of DB: Vestry

TESTED BY

Name (capitals): BEN WHITE

Position: Electrician

Signature:

Date: 27/01/2020

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: (N/A) Nominal voltage: (N/A) V No. of phases: (N/A)

Overcurrent protection device for the distribution circuit Type: (BS EN N/A) Rating: (N/A) A

Associated RCD (if any) Type: (BS EN N/A) No. of poles: (N/A) $I\Delta n$ (N/A) mA Operating time: (N/A) ms

Characteristics at this DB Confirmation of supply polarity: (Yes) Phase sequence confirmed (where appropriate): ☐ Zs (0.14) Ω I_{pf} (1.69) kA

TEST INSTRUMENTS
(enter serial number against each instrument used)

Multi-function: (101612870) Continuity: (N/A)

Insulation resistance: (N/A) Earth fault loop impedance: (N/A)

Earth electrode resistance: (N/A) RCD: (N/A)

*Where figure is not taken from BS 7671, state source: (N/A)

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered

204657 IPR18

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with BS 7671: 2018 - Requirements for Electrical Installations

Original to the person ordering the work)

PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing: N/A

CODES For Type of wiring (A) Thermoplastic insulated / sheathed cables | (B) Thermoplastic cables in metallic conduit | (C) Thermoplastic cables in non-metallic conduit | (D) Thermoplastic cables in metallic trunking | (E) Thermoplastic cables in non-metallic trunking | (F) Thermoplastic / SWA cables | (G) Thermosetting / SWA cables | (H) Mineral-insulated cables | (O) other - state N/A

Circuit number	Circuit description	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa		Max. disconnection time (BS 7671)	Protective device				RCD Operating current, IΔn	Maximum permitted Zs for installed protective device*	Circuit impedances (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD operating time	Test buttons	
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	(mA)	(Ω)	Ring final circuits only (measured end to end) (Line) r1	(Neutral) rn	(cpc) r2	All circuits (complete at least one column) (R1+R2)	R2	Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)		(Ω)	(ms)	RCD	AFDD
1	Nave heater 3	H	C	1	2.5	8.2	0.4	60898 MCB	B	20	10	100	2.19	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9		
2	Nave heater 5	H	C	1	2.5	8.2	0.4	60898 MCB	D	20	10	100	0.55	N/A	N/A	N/A	LIM	N/A	299	299	500		LIM	39.9		
3	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
4	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
5	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		
6	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A		

DISTRIBUTION BOARD (DB) DETAILS (to be completed in every case)

DB designation: DB 1

Location of DB: Vestry

TESTED BY

Name (capitals): BEN WHITE

Position: Electrician

Signature:

Date: 27/01/2020

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: (N/A) Nominal voltage: (N/A) V No. of phases: (N/A)

Overcurrent protection device for the distribution circuit Type: (BS EN N/A) Rating: (N/A) A

Associated RCD (if any) Type: (BS EN N/A) No. of poles: (N/A) $I\Delta n$ (N/A) mA Operating time: (N/A) ms

Characteristics at this DB Confirmation of supply polarity: (Yes) Phase sequence confirmed (where appropriate): ☐ Zs (0.27) Ω I_{pf} (0.858) kA

TEST INSTRUMENTS
(enter serial number against each instrument used)

Multi-function: (101612870) Continuity: (N/A)

Insulation resistance: (N/A) Earth fault loop impedance: (N/A)

Earth electrode resistance: (N/A) RCD: (N/A)

*Where figure is not taken from BS 7671, state source: (N/A)

ELECTRICAL INSTALLATION CONDITION REPORT

ADDITIONAL NOTES

N/A

(see additional page No. N/A)

NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

This report has been issued in accordance with the national standard for the safety of electrical installations, BS 7671: 2018 – Requirements for Electrical Installations.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 6), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. NICEIC* recommends that you engage the services of an NICEIC Approved Contractor for the inspection.

The recommended date by which the next inspection should be carried out is stated in PART 5 of this report. There should also be a notice at or near the main switchboard or distribution board/consumer unit indicating when the next inspection of the installation is due.

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Electrical Installation Condition Report. You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation and must not be issued to certify new electrical installation work including the replacement of a distribution board or consumer unit.

The report consists of at least six numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one distribution board or more circuits than can be recorded on PART 12, one or more additional Schedules of Circuit Details and Test Results should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing. The report has a printed seven-digit serial number, which is traceable to the Approved Contractor to which it was supplied by NICEIC.

PART 7 (Details and limitations) should identify fully the extent of the installation covered by this report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) the safety of those using the installation is at risk. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code C2 (potentially dangerous) the safety of those using the installation may be at risk, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 Supply Characteristics and Earthing Arrangements, and the Schedules of Circuit Details and Test Results (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

** NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).*

For further information about electrical safety and how NICEIC can help you, visit **www.niceic.com**

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GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should be given for each recorded Observation

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at PART 5 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Code FI (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

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CONTINUATION SHEET:
ELECTRICAL INSTALLATION CONDITION REPORT

AGREED LIMITATIONS INCLUDING THE REASONS, IF ANY, ON THE INSPECTION AND TESTING - CONTINUED

Limited testing carried out to circuits with sensitive equipment

(see additional page No. N/A)