QUINQUENNIAL INSPECTION REPORT
2024

At

The Catholic Church of

St Anne

Terrace Road,
Buxton,
Derbyshire,
SK17 6DU

Bradbury CONSULTING
CHARTERED SURVEYORS

QUINQUENNIAL INSPECTION REPORT

CHURCH

At

The Catholic Church of

St Anne

Terrace Road,
Buxton, Derbyshire,
SK17 6DU

Catholic Diocese of Nottingham

Preparedat the requestof the Diocese

PROPERTY INFORMATION:

Address:	Terrace Road, Buxton, Derbyshire, SK17 6DU
Parish number:	212BX/C
Diocese:	Catholic Diocese of Nottingham
Listed Status:	Not Listed
General description:	Plans of the property are provided in the appendices. The church is mdi 19th Century stone building with a steep pitched slate roof. The chapel was added to the North East corner with the vestry and confessional added to the North elevation. The entrance to the front elevation is now redundant with the porch located to the South elevation being used as the main entrance. There is a Chapel, Navea and a Sanctuary which connects the property to the Presbytery.

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INSPECTION INFORMATION:

Inspection Date:	29th February 2024
Surveyor:	Robert W M Stuart
Weather:	Overcast and dry
Parts inspected:	The church and sacristy
Previous inspection:	17th June 2016

General building condition:

The church is in a fair condition and appears to be regularly maintained. The church roof is in good condition and has been recovered with the last 5 years. The internal decoration works are in fair condition with isolated areas of failure at high level. Decoration works were being completed in the sacristy at the time of inspection.

Work since the last inspection:
(pieces of work done in response to recommendations in the last QI report are marked with an *.)

1. Roof repairs have been completed to the church roof.

Action on recommendations made in the previous Q.I. report:
There has been some engagement with the recommendations of the 2016 QI report.

SCOPE AND LIMITATIONS OF THIS REPORT:

Whilst every reasonable effort was made during the inspection to properly identify the condition of all parts of the building, the inspection was confined to a visual examination of the exposed parts of the structure, but did not include woodwork, services, finishes or parts of the structure that were covered, unexposed or inaccessible, and it is not, therefore, possible to report that these are free from defect. In these circumstances reasonable assumptions and extrapolations have been made where possible and these have been noted. If invasive inspection of these areas is recommended, then this is noted within the report. A full structural survey has not been carried out.

Viewing was generally from ground / floor level with the higher parts of the pitched roof and ceilings inspected with binoculars or zoom photography. Any flat roofs were accessed by ladder.

Roof voids will be entered only if there is adequate access, the cover of which is removable without significant damage being caused.

Drains and underground services have not been examined or tested; camera tests can be carried out at an additional fee. The practical function and discharge from all fittings connected to the drainage system was checked as far as practically possible.

Additional documentation on the maintenance and testing of the electrical and heating installation was requested and provided by the parish for the purposes of this report.

In addition to the findings of the inspection, information on the maintenance of the buildings was provided and explained by a nominated person representing the parish.

The previous (2017) QI report was available and was studied for the compilation of this report. The observations noted within it were compared with this latest inspection.

This quinquennial inspection does not include a document check regarding health, safety and compliance certificates.

We are unable to comment on the substrata and cannot confirm that the property is unaffected by coal seams, underground workings or general subsidence.

We have not tested hollow walls to determine the condition of wall ties; should investigative work be required; this will be subject to an additional instruction/fee.

We have not tested the various main services (electrical, gas, heating, electrical and mechanical services). Engineers should be commissioned to carry out such tests on additional instructions/fees.

ADVICE TO THE PARISH:

- This is a summary report; it is not a specification for the execution of works or gaining of tenders and must not be used as such.

- The professional advisor is willing to advise the parish on implementing the recommendations and will, on request, advise of fees, prepare a specification, seek tenders and oversee the repairs or alterations.

- The parish is advised to seek ongoing advice from the professional adviser on problems with the building.

- Any costs listed as part of the QI report are there as a guide only and do not represent the accurate or final cost of works and repairs.

Permissions and faculties:

It is always advisable for larger works to obtain more than one quote. For works totalling £5,000 or more the parish will need to complete a request to the Building & Sites Committee of the Diocese.

Works and repairs recommended in the report may require one or more of the following approvals before they can be started: diocese faculty, Listed Building consent, Planning permission, Building Regulations approval, Material & Equipment acceptance. Guidance on which permissions will be required can be sought from the professional advisor or diocese property office.

Electrical installation:

Any electrical installation should be tested at least every five years in accordance with the statutory recommendations. The inspection and testing should be carried out in accordance with BS7671 (Formerly IEE Wiring Regulations), and an inspection certificate obtained in every case. The certificate should be kept with the Church logbook

Heating installation:

A proper examination and test should be made of the heating system by a qualified engineer each summer; before the heating season begins, and the report should be kept with the church Logbook.

Health and safety:

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

Lightning protection:

A lightning conductor - where present - should be tested every year in accordance with the current British Standard by a competent engineer. The record of the test results and

conditions should be kept with the Church Logbook.

Sustainable buildings:

A Quinquennial Inspection is a good opportunity for a parish to reflect on the sustainability of the building and its use. This may include adaptation of the building or site to enable greater community use or to provide sustaining income, as well as improving energy efficiency and considering other environmental issues.

Logbook:

The parish is required to keep a Logbook of all repairs and improvements made to the fabric of the Church. This needs to describe the work; give the name of the contractor involved, the supervising authority, if any, the cost of the work and its date. The Log book should be made available to the Architect or surveyor making future Quinquennial Inspections, together with a copy of this report.

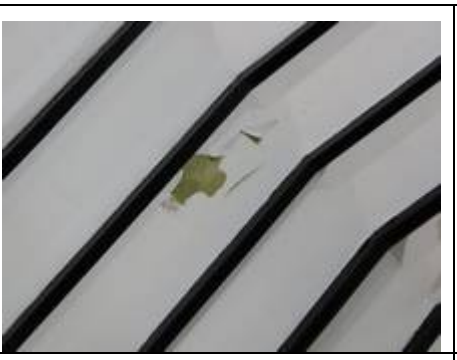
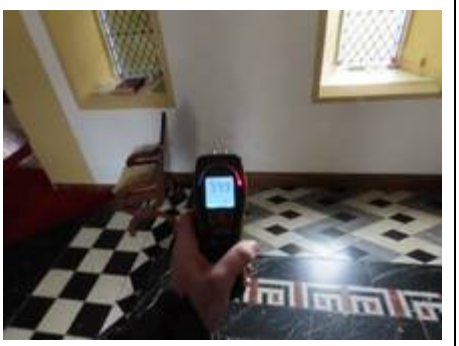
Categories of works required:

- A – Urgent
- B – Requiring attention within 1 year
- C – Requiring attention within 2 years
- D – Requiring attention within life of QI
- E – Desirable improvements with no timescale
- M – routine maintenance
- X – Requiring additional investigation

External Areas			
Reference	Location	Comment	Cat
1.1	Roof coverings 	The main roof covering is a steeply covered pitched slate roof. Overall, the roof is in good condition with minor repairs required.	
		Some slipped slates are located to slopes to the North which were located in the valley gutters. No water ingress was noted internally.	C
		The slates over the roof to the porch entrance are in fair condition.	C
1.2	Rainwater goods and disposal systems	Cast iron gutters are located to the side elevations which discharge the surface	

		water into the downpipes and hoppers located to the North elevation only. The gutters appeared to be free flowing with low levels of silt noted in areas.	
		Leaking gutters to the North East corners adjacent to the chapel and altar were noted which are causing high moisture levels internally. We recommend repairs are completed to prevent further damage	A
1.3	Parapets and upstand walls, finials, crosses 	The lead flashing to the low level parapet wall has slipped to the North West corner and requires reinstatement prior to water ingress occurring.	A
		The lead flashing to the parapet wall over the porch wall has slipped and causing water ingress internally. We recommend the lead is reinstated. The joints to the coping stones have failed which is also contributing to water ingress	A
		A cross is located at high level over the front entrance with bell located beneath	

1.4	External walls and pointing 	The walls are constructed using sandstone with ashlar detailing around the window and door openings. Areas of repointing are required to the wall over the church entrance as well as the West elevation. Areas of repointing have been completed previously.	
1.5	Doors and windows 	The doors to the church are timber boarded with iron hinges and the original locking mechanisms internally, which were tested and were operational.	
		The windows are leaded glass set in the stone work with a protective plastic panel. We were advised that the Rose window was refurbished in 2019 and is in good condition.	
		Painted timber windows are located to the confessional, the windows are in fair condition however the decorative coating requires renewal.	C
1.6	Below ground drainage	The gulleys were inspected with no blockages noted and no issues which require further consideration.	
1.7	Towers and spires	Not present to this building.	
2.0 External			
2.1	Towers and spires	Not present to this building.	
2.2	Roof space and ceiling voids	The church has a vaulted ceiling with visible	

		shaped rafters and painted infill boarding between. The roof was decorated around 2 years ago although isolated failure was noted. The sacristy and confessional areas have painted plasterboard ceilings which are generally in good condition.	
2.3	Roof structures and ceilings	The timbers to the main roof of the church are the original timber trusses and purlins. A ground level inspection did not note any defects that require further inspection.	
2.4	Upper floors, Balconies & access stairs	Not present to this building.	
2.5	Partitions, screens, panelling, doors and door furniture	Not present to this building.	
2.6	Internal walls, ceilings and doors 	The internal walls to the church and sacristy have a painted plaster finish which was in good condition with isolated areas of failure around the windows to the West elevation.	D
		A vertical crack was noted to the left hand wall in the confessional, it appears to be long standing and was detailed in the 2016 report. We recommend it is fill and painted.	D
		High moisture readings were recorded in the altar and the sacristy. Leaking gutters and downpipes are the likely cause which need to be addressed prior to further damage occurring	A

2.7	Flooring materials 	The floor finishes are a combination of untreated boarding, terrazzo tiles and carpet. The finishes are in a worn but fair condition. Clay tiles were present to the chapel area which were in good condition.	
2.8	Monuments & tombs	Not present to this building.	
2.9	Organ, bell, clock	A bell is located to at high level over the main entrance.	
2.10	Fixtures and fittings, furniture and moveable articles	Free standing furniture, chairs and general seating, all generally in fair condition and well maintained.	
3.0 Curtilage			
3.1	Detached buildings	Not present to this building.	
3.2	Monuments, tombs and vaults	Not present to this building.	
3.3	Boundary wall, railing, fencing, gates 	The boundary walls to the West of the site vary in styles and finishes and are stepped up to the main footpath. The walls consist of feature block with coping stones and a render finish. The walls are in fair condition with isolated cracks and break down of the mortar. A low-level stone wall is located to the North boundary. The wall is aged but generally in fair condition. The wall to the South boundary is a low-level stone wall with coping stones. A hedge row is present above. The wall is aged but generally in fair condition with some movement noted.	E

3.4	Paths, car parks, hardstanding 	The main path and gradual steps to the church have a tarmac finish, with central handrail, which is similar to the path which leads to the main entrance of the church and carries round to the Presbytery. The paths are generally in good condition.	
3.5	Soft landscaping 	The landscaped areas are minimal with a lawned area to the front and isolated areas of bushes to the perimeter. They are well maintained with no issues noted.	
3.6	Significant trees	Not applicable to this building.	
4. Facilities			
4.1	Heating 	A gas fired boiler is located in the plant room located below the church, accessed via the rear lower courtyard. A test certificate was not present nor was the last testing date detailed on the boiler. The boiler should be tested annually.	
4.2	Electrics 	A consumer unit is located in the sacristy. The electrics are next due for testing by 3rd April 2025. No issues were noted which need addressing.	
4.3	Water supply	The facilities in the church were undergoing a refurbishment so hot water was not tested at the time of inspection.	
4.4	Access Provision	Access is available to all areas, with level access provision throughout apart from the altar area which has steps to access it.	
4.5	Security	Not applicable to this building.	

4.6	Fire Protection	All fire escape routes were clear with escape doors.	
4.7	Toilets and kitchens 	There is a kitchen area and WC in the sacristy area which were being installed at the time of inspection.	
4.8	Lightning protection	Not applicable to this building.	
5. Environmental			
5.1	Environmental sustainability	Nothing noted to suggest further inspection is required	
5.2	Protected species	Not present to this building	

QUINQUENNIAL INSPECTION REPORT

COMMUNITY HALL

At

The Catholic Church of

St Anne

Terrace Road,
Buxton, Derbyshire,
SK17 6DU

Catholic Diocese of Nottingham

Preparedat the requestof the Diocese

PROPERTY INFORMATION:

Address:	Terrace Road, Buxton, Derbyshire, SK17 6DU
Parish number:	213 BX/H
Diocese:	Catholic Diocese of Nottingham
Listed Status:	Not Listed
General description:	Plans of the property are provided in the appendices. The community hall is located to the East of the site. The property has a ground and part first floor. The hall is constructed in stone walls, small flat roof, slate roof with timber windows and doors. The property consists of a large hall to the ground floor, with a smaller hall to the rear. There is a large kitchen with another adjacent meeting room and WC's. To the first floor there are two further meeting rooms with another smaller kitchen.

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Appendix A – SUMMARY OF RECOMMENDED WORKS

Appendix B – FLOOR PLANS OF THE PROPERTY

INSPECTION INFORMATION:

Inspection Date:	29th February 2024
Surveyor:	Robert W M Stuart
Weather:	Overcast and dry
Parts inspected:	The Church, hall, flat and grounds
Previous inspection:	17th June 2016

General building condition:

The church including sacristy and narthex are in a good condition and are well maintained with only low levels of maintenance expected to be required.

The hall including kitchen and WC's are in a good condition and are well maintained with only low levels of maintenance expected to be required. The hall underwent a full refurbishment in 2014.

The apartment is occupied by a single tenant which is in good condition and is being well maintained with only low levels of maintenance expected to be required.

Work since the last inspection:
(pieces of work done in response to recommendations in the last QI report are marked with an *.)

- No significant works reported

Action on recommendations made in the previous Q.I. report:
There has been some engagement with the recommendations of the 2016 QI report.

SCOPE AND LIMITATIONS OF THIS REPORT:

Whilst every reasonable effort was made during the inspection to properly identify the condition of all parts of the building, the inspection was confined to a visual examination of the exposed parts of the structure, but did not include woodwork, services, finishes or parts of the structure that were covered, unexposed or inaccessible, and it is not, therefore, possible to report that these are free from defect. In these circumstances reasonable assumptions and extrapolations have been made where possible and these have been noted. If invasive inspection of these areas is recommended, then this is noted within the report. A full structural survey has not been carried out.

Viewing was generally from ground / floor level with the higher parts of the pitched roof and ceilings inspected with binoculars or zoom photography. Any flat roofs were accessed camera pole.

Roof voids will be entered only if there is adequate access, the cover of which is removable without significant damage being caused.

Drains and underground services have not been examined or tested; camera tests can be carried out at an additional fee. The practical function and discharge from all fittings connected to the drainage system was checked as far as practically possible.

Additional documentation on the maintenance and testing of the electrical and heating installation was requested and provided by the parish for the purposes of this report.

In addition to the findings of the inspection, information on the maintenance of the buildings was provided and explained by a nominated person representing the parish.

The previous (2017) QI report was available and was studied for the compilation of this report. The observations noted within it were compared with this latest inspection.

This quinquennial inspection does not include a document check regarding health, safety and compliance certificates.

We are unable to comment on the substrata and cannot confirm that the property is unaffected by coal seams, underground workings or general subsidence.

We have not tested hollow walls to determine the condition of wall ties; should investigative work be required; this will be subject to an additional instruction/fee.

We have not tested the various main services (electrical, gas, heating, electrical and mechanical services). Engineers should be commissioned to carry out such tests on additional instructions/fees.

ADVICE TO THE PARISH:

- This is a summary report; it is not a specification for the execution of works or gaining of tenders and must not be used as such.

- The professional advisor is willing to advise the parish on implementing the recommendations and will, on request, advise of fees, prepare a specification, seek tenders and oversee the repairs or alterations.

- The parish is advised to seek ongoing advice from the professional adviser on problems with the building.

- Any costs listed as part of the QI report are there as a guide only and do not represent the accurate or final cost of works and repairs.

Permissions and faculties:

It is always advisable for larger works to obtain more than one quote. For works totaling £5,000 or more the parish will need to complete a request to the Building & Sites Committee of the Diocese.

Works and repairs recommended in the report may require one or more of the following approvals before they can be started: diocese faculty, Listed Building consent, Planning permission, Building Regulations approval, Material & Equipment acceptance. Guidance on which permissions will be required can be sought from the professional advisor or diocese property office.

Electrical installation:

Any electrical installation should be tested at least every five years in accordance with the statutory recommendations. The inspection and testing should be carried out in accordance with BS7671 (Formerly IEE Wiring Regulations), and an inspection certificate obtained in every case. The certificate should be kept with the Church logbook

Heating installation:

A proper examination and test should be made of the heating system by a qualified engineer each summer; before the heating season begins, and the report should be kept with the church Logbook.

Health and safety:

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

Lightning protection:

A lightning conductor - where present - should be tested every year in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

Sustainable buildings:

A Quinquennial Inspection is a good opportunity for a parish to reflect on the sustainability of the building and its use. This may include adaptation of the building or site to enable greater community use or to provide sustaining income, as well as improving energy efficiency and considering other environmental issues.

Logbook:

The parish is required to keep a Logbook of all repairs and improvements made to the fabric of the Church. This needs to describe the work; give the name of the contractor involved, the supervising authority, if any, the cost of the work and its date. The Log book should be made available to the Architect or surveyor making future Quinquennial Inspections, together with a copy of this report.

Categories of works required:

- A – Urgent
- B – Requiring attention within 1 year
- C – Requiring attention within 2 years
- D – Requiring attention within life of QI
- E – Desirable improvements with no timescale
- M – Routine maintenance
- X – Requiring additional investigation

1.0 External			
Reference	Location	Comment	Category
1.1	Roof coverings		
		The roof covering is a slate covered pitched roof with clay ridge tiles. The slopes have a number of roof lights predominantly to the inner slopes. There is an inner flat roof which has a mineral felt covering. The slates are generally in good condition with isolated slipped slates noted.	C
		The inner lead valleys have been treated with an unknown coating to extend their lifespan which is starting to fail. The remaining lead valleys were in good condition.	D
		A chimney is located to the south facing pitch which has lead flashing dressed around the base which appeared in good condition and flaunching around the base of the chimney pots. The flaunching is breaking up and should be considered for replacement.	M
		A lead covered flat roof is located to the dormer to the South facing pitch, the lead was in good condition.	

1.2	Rainwatergoods and disposal systems	Painted cast iron gutters with downpipes are located at regular intervals to the main roof. Low levels of vegetation were noted to the East elevation, the remaining gutters were free flowing	M
1.3	Parapets and upstand wall, finials, crosses	Not present to this building.	
1.4	External walls and pointing 	The walls are constructed in stonework with ashlar to the doors and windows. The walls are in good condition with isolated areas of failed pointing and discolouration from weathering	
1.5	Doors and windows 	Painted timber doors are located to each elevation. The coating to the doors and frames is in fair condition except to the South elevation and the access door to the kitchen where the coatings have failed. The coating to the kitchen door has failed causing the timber to deteriorate requiring more extensive preparation prior to decoration. Painted timber single glazed windows are located throughout the property, the decorative coating is failing causing deterioration of the timbers, resulting in more extensive preparation prior to painting.	B B
1.5	Roof space and ceiling	Two access hatches were present to the first floor meeting rooms which provided access into the	

		voids. The roofs are constructed in timber rafters with a cement based system applied between the timber batons which holds the slates in place. The access into the void was restricted however no defects were noted. The ceilings to the property are painted plaster board which were in good condition.	
1.6	Below ground drainage	Surface water gullies located were adjacent to the downpipes. Low levels of debris were noted which should be maintained and cleaned annually.	
1.7	Towers and spires	Not applicable to this building	
2. Internal			
2.1	Towers and spires	Not applicable to this building	
2.2	Roof and ceiling voids	The ceiling to the main hall is vaulted to include first floor level.	
2.3	Roof structures and ceiling	The roof structure is timber purlins, rafters and beams. No structural issues were noted that require further investigation	
2.4	Upper floors, balconies and access stairs	A narrow timber staircase provides access to the first floor which was in good and serviceable condition	
2.5	Partitions, screens, paneling, doors and door furniture	The doors tested were operational with no issues noted.	
2.6	Internal walls, ceilings and doors	The internal walls are brick/block with a plaster coat and tiled or decorative coating. The walls were in good condition with general wear and tear noted. No defects noted. Timber doors are present to each room, some with functional closers.	
2.7	Flooring materials	Carpet, wooden flooring or vinyl sheet is present to the floors. The carpets are worn to the meeting rooms, around the furniture and entrance doors but are still serviceable.	
2.8	Monuments etc.	Not applicable to this building.	
2.9	Organ, bells and clock	Not applicable to this building.	
2.10	Fixtures and fittings, furniture and moveable articles	No fittings or furniture of note.	

3. Curtilage			
3.1	Detached buildings	Not applicable to this building	
3.2	Monuments, tombs and vaults	Not applicable to this building.	
3.3	Boundary walls, railings, fencing and gates 	Stone walls are located to the East and South East boundaries with chain link fencing to the North East boundary. The fencing is in good condition with no works currently required.	
3.4	Paths, car parks and hardstanding 	There is a built up tarmacadam surface to the footpaths and car park which are generally in good condition.	
3.5	Soft landscaping	Not applicable to this building.	
3.6	Significant trees	Not applicable to this building	
4. Facilities			
4.1	Heating 	Gas fired boilers are located in the basement which heat the steel pressed radiators and cast iron radiators. The heating was on and operational at the time of inspection.	

4.2	Electrics 	The electrics to the church were tested on 25th May 2019 and should be tested every 5 years. No defects were noted that require current investigation	
4.3	Water supply	Hot water is supplied via a local hot water tanks to the sink in the WC's and kitchen. Each supply was tested and found to be operational.	
4.4	Access Provisior	Access is available to all areas, with level access provision throughout the hall with level thresholdsto the ground floor and access ramp to the main entrance	
4.5	Security	No securityis presentto the property	
4.6	Fire Protection	A fire alarm detection system has been installed to the propertywith fire extinguisherspresent.	
4.7	Toilets and kitchens 	Male, female and a disabled WC are located to the South East corner of the building. The WC's appear to have been recently refurbished and were in good conditionwith no work required.	
4.8	Lightningprotectior	Not applicableto this building.	
5. Environmenta			
5.1	EnvironmentalSustainabilit	The timber single glazed windows contribute to heat loss although this will be slightly reduced by the installedof the plastic panellinginternally. There are limited options to improve the thermal propertiesof the propertyother than upgradethe windowsto uPVC.	
5.2	Protectedspecies	Not applicableto this building	

QUINQUENNIAL INSPECTION REPORT

Presbytery

At

The Catholic Church of

St Anne

Terrace Road,
Buxton, Derbyshire,
SK17 6DU

Catholic Diocese of Nottingham

Preparedat the requestof the Diocese

PROPERTY INFORMATION:

Address:	Terrace Road, Buxton, Derbyshire, SK17 6DU
Parish number:	214-BX/P
Diocese:	Catholic Diocese of Nottingham
Listed Status:	Not Listed
General description:	Plans of the property are provided in the appendices. The presbytery is connected to the church at its South elevation. It is constructed from stone with pitched slate roofs. The property is two storey with further accommodation access via the presbytery located over the sacristy. The property is constructed on a slope which allows the kitchen area of the sacristy to be build under the house. The property has two reception rooms and kitchen to the ground floor with a WC below the staircase. There are three bedrooms to the first floor with one being en-suite and a main bathroom. There is a basement below the kitchen which is accessed via a staircase in the rear corridor. To the extension over the sacristy there are two further bedrooms and a lounge.

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Appendix B – FLOOR PLANS OF THE PROPERTY

INSPECTION INFORMATION:

Inspection Date:	29th February 2024
Surveyor:	Robert W M Stuart
Weather:	Overcast and dry
Parts inspected:	The presbytery
Previous inspection:	17th June 2016

General building condition:

The presbytery is in good condition and has been well maintained.

Work since the last inspection:
(pieces of work done in response to recommendations in the last QI report are marked with an *.)

1. New kitchen and associated building works
2. The conservatory to the rear has been replaced

Action on recommendations made in the previous Q.I. report:
There has been some engagement with the recommendations of the 2016 QI report.

SCOPE AND LIMITATIONS OF THIS REPORT:

Whilst every reasonable effort was made during the inspection to properly identify the condition of all parts of the building, the inspection was confined to a visual examination of the exposed parts of the structure, but did not include woodwork, services, finishes or parts of the structure that were covered, unexposed or inaccessible, and it is not, therefore, possible to report that these are free from defect. In these circumstances reasonable assumptions and extrapolations have been made where possible and these have been noted. If invasive inspection of these areas is recommended, then this is noted within the report. A full structural survey has not been carried out.

Viewing was generally from ground / floor level with the higher parts of the pitched roof and ceilings inspected with binoculars or zoom photography. Any flat roofs were accessed by ladder.

Roof voids will be entered only if there is adequate access, the cover of which is removable without significant damage being caused.

Drains and underground services have not been examined or tested; camera tests can be carried out at an additional fee. The practical function and discharge from all fittings connected to the drainage system was checked as far as practically possible.

Additional documentation on the maintenance and testing of the electrical and heating installation was requested and provided by the parish for the purposes of this report.

In addition to the findings of the inspection, information on the maintenance of the buildings was provided and explained by a nominated person representing the parish.

The previous (2017) QI report was available and was studied for the compilation of this report. The observations noted within it were compared with this latest inspection.

This quinquennial inspection does not include a document check regarding health, safety and compliance certificates.

We are unable to comment on the substrata and cannot confirm that the property is unaffected by coal seams, underground workings or general subsidence.

We have not tested hollow walls to determine the condition of wall ties; should investigative work be required; this will be subject to an additional instruction/fee.

We have not tested the various main services (electrical, gas, heating, electrical and mechanical services). Engineers should be commissioned to carry out such tests on additional instructions/fees.

ADVICE TO THE PARISH:

- This is a summary report; it is not a specification for the execution of works or gaining of tenders and must not be used as such.

- The professional advisor is willing to advise the parish on implementing the recommendations and will, on request, advise of fees, prepare a specification, seek tenders and oversee the repairs or alterations.

- The parish is advised to seek ongoing advice from the professional adviser on problems with the building.

- Any costs listed as part of the QI report are there as a guide only and do not represent the accurate or final cost of works and repairs.

Permissions and faculties:

It is always advisable for larger works to obtain more than one quote. For works totaling £5,000 or more the parish will need to complete a request to the Building & Sites Committee of the Diocese.

Works and repairs recommended in the report may require one or more of the following approvals before they can be started: diocese faculty, Listed Building consent, Planning permission, Building Regulations approval, Material & Equipment acceptance. Guidance on which permissions will be required can be sought from the professional advisor or diocese property office.

Electrical installation:

Any electrical installation should be tested at least every five years in accordance with the statutory recommendations. The inspection and testing should be carried out in accordance with BS7671 (Formerly IEE Wiring Regulations), and an inspection certificate obtained in every case. The certificate should be kept with the Church logbook

Heating installation:

A proper examination and test should be made of the heating system by a qualified engineer each summer; before the heating season begins, and the report should be kept with the church Logbook.

Health and safety:

Overall responsibility for the health and safety of the church and churchyard where applicable lies with the Incumbent and Parish. This report may identify areas of risk as part of the inspection, butthis does not equate to a thorough and complete risk assessment by the parish of the building and churchyard.

Lightning protection:

A lightning conductor - where present - should be tested every year in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

Sustainable buildings:

A Quinquennial Inspection is a good opportunity for a parish to reflect on the sustainability of the building and its use. This may include adaptation of the building or site to enable greater community use or to provide sustaining income, as well as improving energy efficiency and considering other environmental issues.

Logbook:

The parish is required to keep a Logbook of all repairs and improvements made to the fabric of the Church. This needs to describe the work; give the name of the contractor involved, the supervising authority, if any, the cost of the work and its date. The Log book should be made available to the Architect or surveyor making future Quinquennial Inspections, together with a copy of this report.

Categories of works required:

- A – Urgent
- B – Requiring attention within 1 year
- C – Requiring attention within 2 years
- D – Requiring attention within life of QI
- E – Desirable improvements with no timescale
- M – routine maintenance
- X – Requiring additional investigation

External Areas			
Reference	Location	Comment	Category
1.1	Roof covering 	The roof covering is a slate covered pitched roof. The slopes are generally in fair condition with slipped and cracked slates noted to the South elevation, over the entrance and additional accommodation adjacent to the church roof. We recommend the slates are repaired prior to water ingress occurring.	C
		The lead valleys appeared in good condition	
		Slipped slates were noted around the junction of the roof between the presbytery and the additional bedrooms with water ingress noted internally.	A
1.2	Rainwater goods and disposal systems 	Half round cast iron gutters are located to the elevations which discharge the surface water into the downpipes. The gutters where inspected were free flowing although surface corrosion was noted.	D

1.3	Parapets and upstand walls, finials, crosses	Not applicable to this property	
1.4	External walls and pointing	The walls to the Presbytery are constructed in sandstone with ashlar at the door and window openings. The ashlar is eroding in areas around the windows and will continue to erode. No works are considered necessary at this time but the ashlar should be monitored	
1.5	Doors and windows	The windows are painted timber double glazed units to the house and aluminum double glazed to the extension. The timber windows appeared in good condition. A sample of the windows were tested and found to be operational with no issues noted. Several of the double glazed units to the aluminum windows have failed and should be replaced The front door to the Presbytery is located internally to the top of the staircase. The timber door is in good condition. There is a uPVC door which provides access into the kitchen via a small corridor, the door was operational.	E
1.6	Below ground drainage	The gulleys were inspected with no blockages noted and no issues which require further consideration.	
1.7	Towers and spires	Not present to this building.	
2.0 External			
2.1	Towers and spires	Not present to this building.	
2.2	Roof space and ceiling voids	Mineral wool insulation was laid between and over the timber ceiling joists of around 200mm which varied. Current regulations require 300mm however there is no requirement to upgrade.	
2.3	Roof structures and ceilings 	The roof space is formed in timber rafters and purlins with a membrane installed below the slates. Water ingress was noted in the roof void which was tracking down the below into the extension. The ingress appears to be due to a leak in the lead valley or slipped slates and should be repaired immediately.	A

2.4	Upper floors, Balconies & access stairs	Timber stairs provide access to the upper floor. The stairs have a carpeted finish which restricted our inspection. No issues were noted which suggest a further inspection is required	
2.5	Partitions, screens, paneling, doors and door furniture	The door furniture was inspected and found to be operational.	
2.6	Internal Walls 	The walls are likely to be constructed in brickwork and have a plaster coat. The walls have a painted or wallpaper finish. The finishes are in good condition and have been well maintained. Water ingress was noted to a wall in the basement likely due to a leak from the kitchen sink.	
2.7	Flooring	The floor coverings to the property include carpets and vinyl sheeting. All of the finishes are in a good condition and well maintained.	
2.8	Monuments & tombs	Not present to this building.	
2.9	Organ, bell, clock	Not present to this building.	
2.10	Fixtures and fittings, furniture and moveable articles	Free standing furniture, chairs and general seating, all generally in fair condition and well maintained.	
3.0 Curtilage			
3.1	Detached buildings 	A stone built double garage is located to the East of Presbytery. The garage has two steel up and over doors with a separately accessed WC to the rear. The roof has a mineral felt covering which is lifting and failing at the edges and should be replaced prior to water ingress occurring	B
3.2	Monuments, tombs and vaults	Not present to this building.	

3.3	Boundary wall, railing, fencing, gates	See community hall report	
3.4	Paths, car parks, hardstanding	See community hall report	
3.5	Soft landscaping	Not present to this building.	
3.6	Significant trees	Not present to this building	
4. Facilities			
4.1	Heating	A gas fired boiler is located in a room to the first floor which was fully operational at the time of inspection. A test label was not displayed on the boiler, we recommend the boiler is tested annually.	
4.2	Electrics	The electric board is a metal RCD protected consumer unit.	
4.3	Water supply	The hot water is supplied from the same boiler that provides heat to the radiators. The water stop tap should be tested regularly to ensure it does not seize up.	
4.4	Access Provision	Access to the property is to an acceptable standard with no issues noted	
4.5	Security	None to the property	
4.6	Fire Protection	Mains powered smoke detectors with battery backup are fitted to the ground and first floors. We recommend they are tested annually.	
4.7	Toilets and kitchens		

		A new kitchen has been fitted within the previous 3 years which was in good condition.	
		The bathroom fittings throughout are aged but appear to be functional.	
4.8	Lightning protection	Lightning protection is not required to the building	
5. Environmental			
5.1	Environmental sustainability	Nothing noted to suggest further inspection is required	
5.2	Protected species	Nothing noted to suggest further inspection is required	

APPENDIX A:

Quinquennial Inspection 2024 Summary of Recommended Works

Quinquennial Inspection Summary of Recommended Works

Parish Name:	St Anne	Parish Number:	211

Buildings included:	Church, Presbytery and hall

Surveying Company:	Bradbury Consulting		
Inspecting Surveyor:	Robert Stuart	Date of inspection:	29th February 2024

Reference	Building	Action	Element	Priority	Cost	WAH*	Focus
Refer to QI report	From drop down	Delete reference line where no actions or recommended works are required: duplicate line for separate building	From drop down	Refer to QI report	Choose bracket	Yes / No	Most appropiate
1.1	Church	Replace loose slates	Roof coverings	C	£500-£2,000	Yes	Keep weathertight
1.1	Church	Repair leaking gutters to North East corner	Rainwater goods	A	£0 - £500	Yes	Keep weathertight
1.2	Church	Refix lead flashing to parapets and repoint over entrance	Roof coverings	A	£2,000 - £5,000	Yes	Keep weathertight
1.4	Church	Redecorate timbers windows	Doors & windows	E	£0 - £500	No	Presentation
1.5	Church	Redecorate walls where painting failing	Balconies & access stairs	D	£500-£2,000	Yes	Presentation
1.6	Church	Resolve areas where moisture ingress incurring	Balconies & access stairs	D	£500-£2,000	Yes	Keep weathertight
1.7	Church	Allow for repairs to boundary walls to West of site	Boundary wall, railing, fencing, gates	E	£500-£2,000	No	Presentation
1.8	Other	Fence panels to flat garden are deteriorating	Boundary wall, railing, fencing, gates	D	£500-£2,000	No	Presentation

*WAH - Working At Height

** QS to review items for works £50,000 and higher

Quinquennial Inspection Summary of Recommended Works

2.1	Church Hall	Replace loose slates	Roof coverings	C	£500-£2,000	Yes	Keep weathertight
2.2	Church Hall	Replace coating to inner lead valleys	Roof coverings	D	£500-£2,000	Yes	Keep weathertight
2.3	Church Hall	Replace flaunching to chimney	Roof coverings	M	£500-£2,000	Yes	Keep weathertight
2.4	Church Hall	Coat gutters where corroding	Rainwater goods	M	£500-£2,000	Yes	Keep weathertight
2.5	Church Hall	Renew decorative coating to doors and windows	Doors & windows	B	£2,000 - £5,000	No	Presentation
3.1	Presbytery	Replace loose slates	Roof coverings	A	£500-£2,000	Yes	Keep weathertight
3.2	Presbytery	Coat gutters where corroding	Rainwater goods	M	£500-£2,000	Yes	Keep weathertight
3.3	Presbytery	Replace failed double glazed units to extension	Doors & windows	E	£2,000 - £5,000	No	Presentation
3.4	Presbytery	Undertake repairs to valley	Roof space and ceiling	A	£500-£2,000	Yes	Keep weathertight
3.5	Presbytery	Renew felt covering to garage	Rainwater goods	B	£2,000 - £5,000	Yes	Keep weathertight

*WAH - Working At Height

** QS to review items for works £50,000 and higher

APPENDIX B:

Compliance Checklist

Appendix C: Advice and check sheet to be given to parish to complete regarding other documents checks and regular maintenance

To access the availability of and whether up to date for the following additional documents.

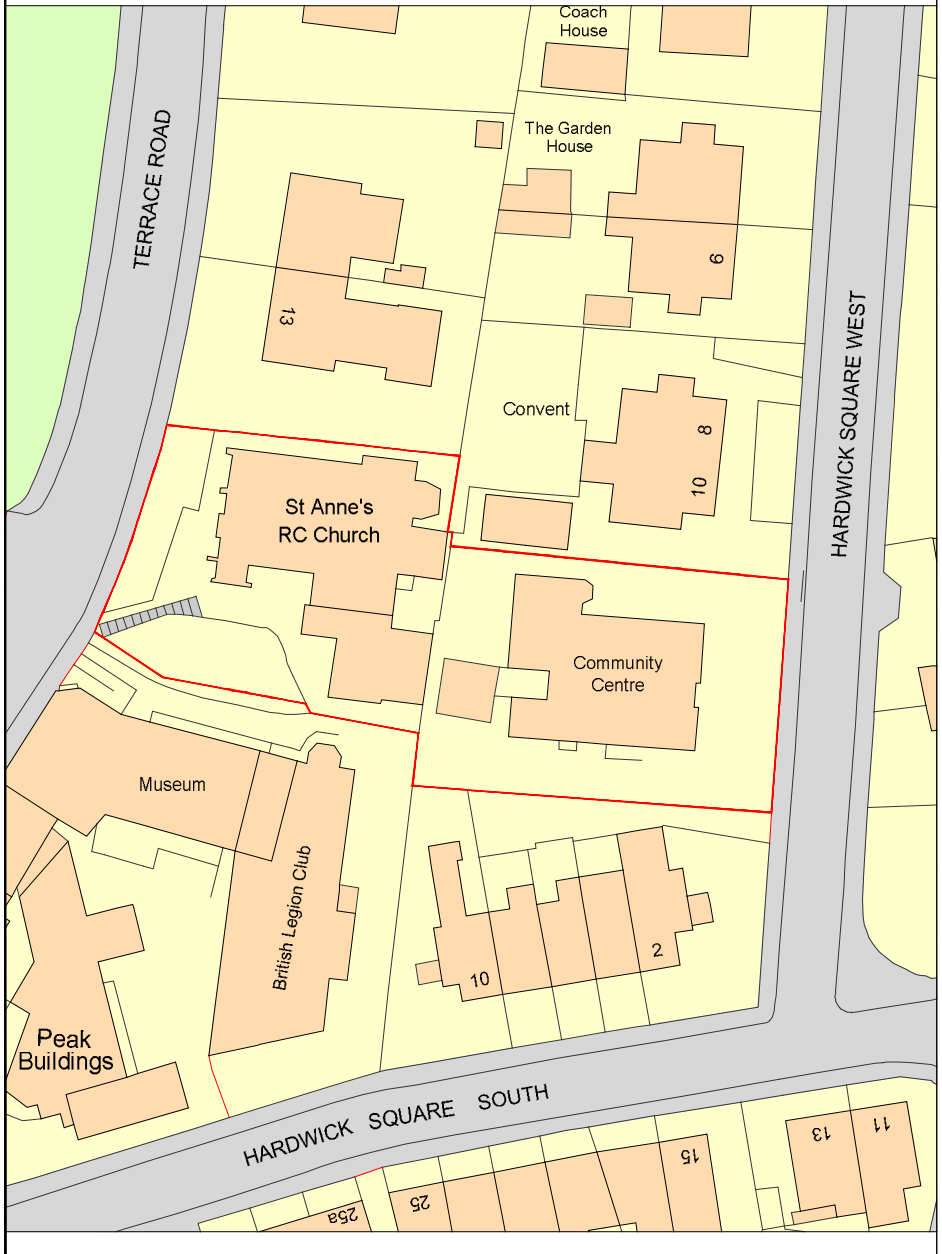
To help parishes collate additional checks outside of the QI that are required to be undertaken on a regular basis. This appendix should be printed out and handed to the parish prior to inspection. Should the parish have any questions then they can contact the Archdiocese for further information and advice.

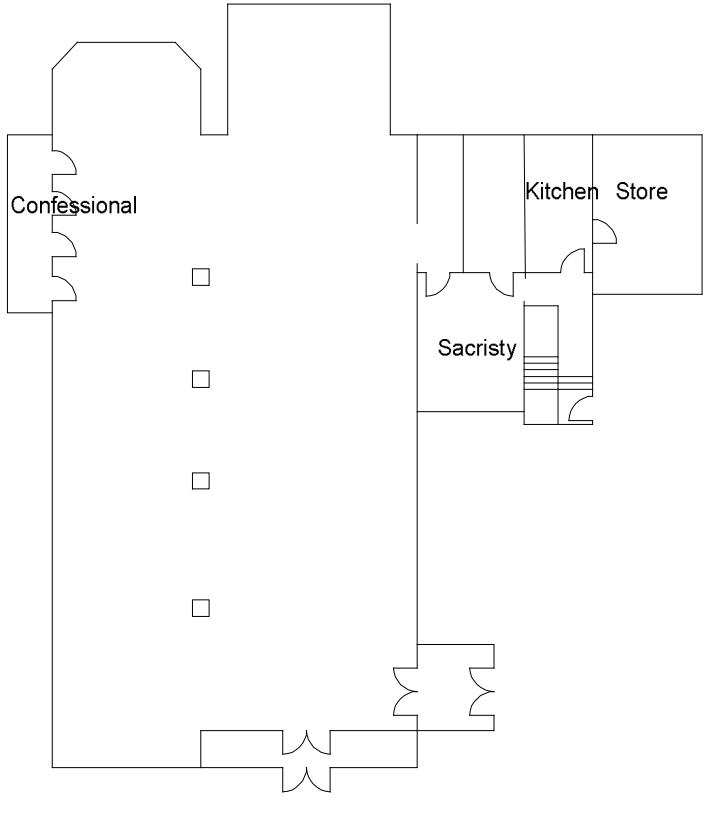
.Parish Maintenance and Compliance checklist			
Test / Service Requirement	**Reason**	**Frequency**	**Date of last test**
Example test	Often legal & ensuring building, people safety	Time between inspections	File certificate as proof
Fire Risk Assessment	Managing risk of fire & escape	Review regularly	Part of risk assessment Mar 2024
Fire detection system (where installed)	Aiding escape	Six monthly servicing	N/A in church Centre – Mar 2023
Fire extinguishers	Aiding escape	Annual certification	July 2023
Lightning protection system	Reducing risk of fire	11 month inspection	N/A
Chimney swept (open fire/wood burner)	Reducing risk of fire	Annual sweep	N/A
Emergency Lighting	Aiding escape	Six monthly service	TBC
Asbestos Survey	Manage risk to health	N/A	
Asbestos Register	Managing risk to health	Annual inspection	TBC
Gas safety checks & Servicing	Manage risk of fire / to health	Annual certification	Oct 2023
Oil heating safety checks	Manage risk of fire / to health	Annual certification	N/A
Electrical installation condition report	Reduce risk of fire	Five yearly certification	March 2020
Portable appliance testing	Reduce risk of fire	12-24 month inspection	Electrician Mar 2020 Visual inspections ongoing
Legionella risk assessment	Manage risk to health	Review regularly	Part of General Risk assessment
Security system (where installed)	Manage personal & site safety	Six monthly servicing	N/A
CCTV System (where installed)	Manage personal & site safety	Annual servicing (advised)	N/A
Electric gates, shutters, bollards (where installed)	Manage personal and site safety	Annual servicing	N/A
Ladder inspections	Manage risk of injury	Annual safety inspection	Mar 2024
Roof access (where installed)	Manage risk of injury / death	Annual certification	TBC
Lift and lifting equipment	Manage risk of injury	Annual servicing	N/A
Lifts used for people	Manage risk of injury	Six monthly servicing	N/A
Disability Access Audit	Ensure access for all	Review regularly	TBC
Hearing Loop test	Ensure access for all	Annual servicing	TBC

Test / Service Requirement	Reason	Frequency	Date of last test
Servicing of organ	Manage longevity of equipment & risk of injury	Regular intervals	April 2023
Servicing of clock	Manage longevity of equipment	Regular intervals	N/A
Servicing of bells	Manage longevity of equipment & risk of injury	Regular intervals	Visual inspection Feb 2024
Waste management paperwork	Ensure legal compliance	Annual review	Feb 2024
Air conditioning / Fridge compression units (where installed)	Manage risk to health / environment	Annual servicing	N/A
Ecological Surveys (where carried out)	Protection of the environment	N/A	
Tree risk assessment	Manage risk of injury people & buildings	Five yearly inspection (more frequently if specified)	TBC
Grave stone topple test	Manage risk to injury	Annual inspection	N/A
Gutter Clearance	Manage condition building by ensuring services performance	Annual maintenance (six monthly if lots of debris)	Oct 2023
Drain clearance and inspection	Manage condition building by ensuring services performance	Annual maintenance (six monthly if lots of debris)	Ongoing
General Risk Assessment for parish	Manage risk to health	Regular review	Mar 2024

APPENDIX C:

Floor and site Plans





Note: Contractor is to verify all dimensions and levels on site prior to site works commencement. Under no circumstances are any dimensions or levels to be scaled from this drawing number for the purpose of manufacturing components. Contractor to report any discrepancies to the Designer.

NBS: Works to be undertaken in strict accordance with NBS Standard Workmanship Clauses.

REVISION	DESCRIPTION	DATE
--	QUINQUENNIAL SURVEY	04/03/24

SCALE		SIGNATURE	DATE
NTS	DRAWN	JC	MAR 2024
ORIGINAL SIZE A1	CHECKED	LK	MAR 2024
	APPROVED	LK	MAR 2024

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CLIENT

St Anne's RC Church
Terrace Road
Buxton
SK17 6DU

PROJECT

QUINQUENNIAL SURVEY

Bradbury CONSULTING CHARTERED SURVEYORS
59 Wilmslow Road, Handforth, Cheshire, SK9 3EN
WEB: www.bradbury-consulting.co.uk TEL: 01625 522 209

TITLE

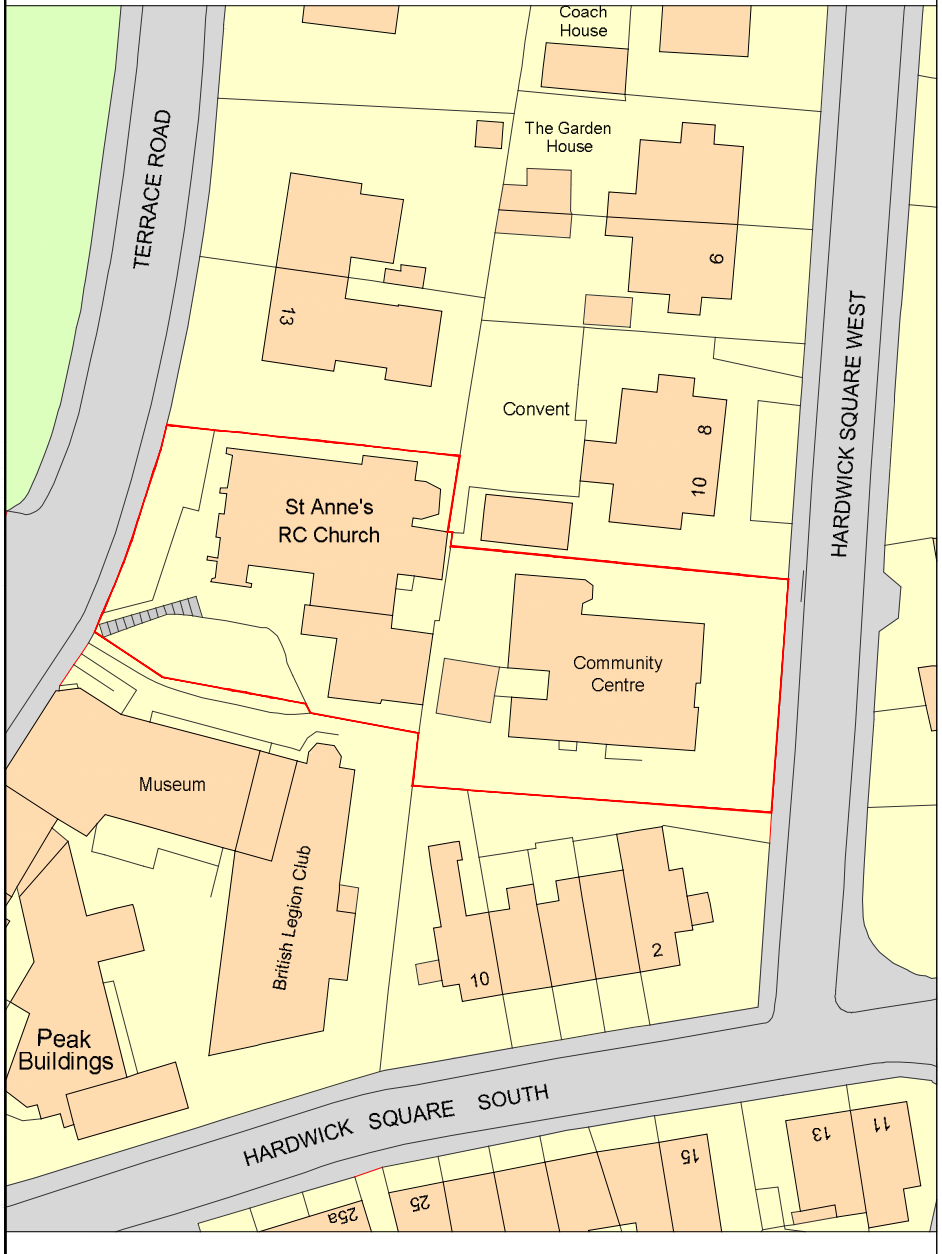
As Existing Site Plan

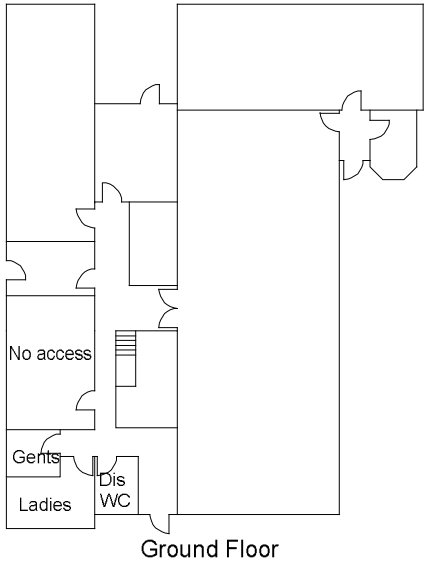
JOB NUMBER

-

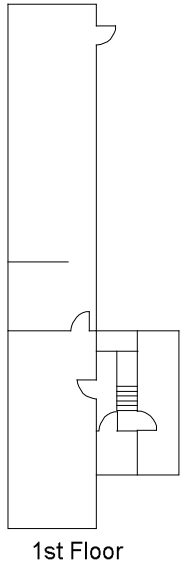
DRAWING NUMBER

001





Ground Floor



1st Floor

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NBS: Works to be undertaken in strict accordance with NBS Standard Workmanship Clauses.

REVISION	DESCRIPTION	DATE
--	QUINQUENNIAL SURVEY	04/03/24

		SIGNATURE	DATE
SCALE NTS	DRAWN	JC	MAR 2024
ORIGINAL SIZE A1	CHECKED	LK	MAR 2024
	APPROVED	LK	MAR 2024

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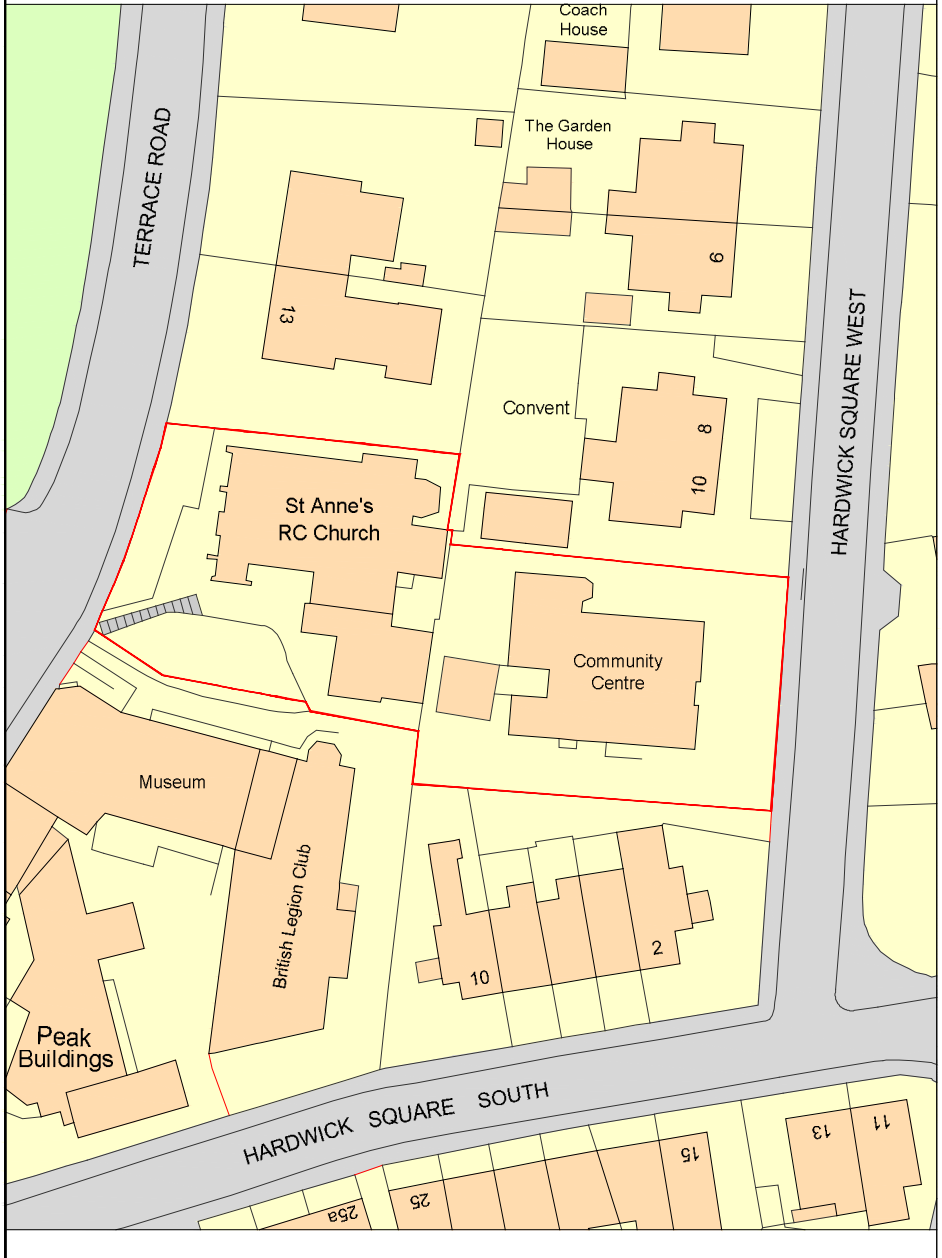
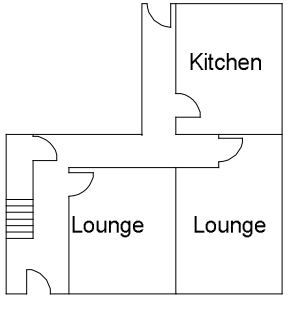
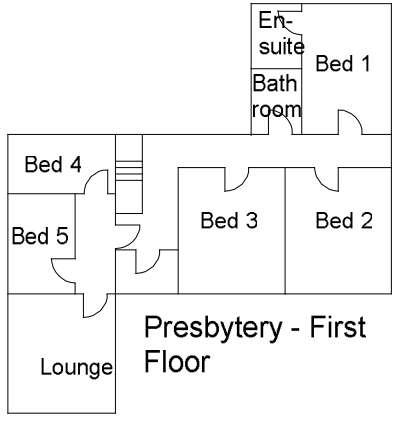




Presbytery - Ground Floor



Presbytery - First Floor

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NBS: Works to be undertaken in strict accordance with NBS Standard Workmanship Clauses.

REVISION	DESCRIPTION	DATE
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		SIGNATURE	DATE
SCALE NTS	DRAWN	JC	MAR 2024
ORIGINAL SIZE A1	CHECKED	LK	MAR 2024
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