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Maintenance Checklist for Places of Worship

Name of place of worship:

# An Introduction to the Maintenance Checklist

Thank you for looking after your historic place of worship. Monitoring the fabric of your building and performing regular maintenance are key to preserving these places for future generations. As the person on site, you are likely to be the first to notice changes that could indicate defects. Working with a professional advisor will allow decisions to be made on if action is needed, and when. This will help tackle defects to prevent further deterioration. Regular checks also monitor how well previous interventions have worked.

Using this checklist will help organise the time, people and the costs of maintenance tasks. It will also record observations and work that is carried out.

# Using the checklist

This document provides a checklist to assist maintenance planning for places of worship in England. Please edit this template to suit the needs of your place of worship and to meet the requirements of your insurer. For example, make a note of the months your gutters will need checking after leaf fall, and which year the rainwater goods should be repainted.

The checklist is most useful if you update it on a regular basis. Feature it as a regular item on meeting agendas (e.g. PCC, Fabric Committee, Trustees or Elders meetings) to ensure tasks are regularly carried out. Date any entries that you make and when works have been completed. We recommend that you include plans of interior, exterior, grounds and elevations (or photographs) at the end of the document as they can be useful for contractors and volunteers. These can be used to mark areas of concern for monitoring.

# Risk assessment

A risk assessment should be in place for all maintenance tasks, especially if carrying them out alone. We recommend that maintenance is always carried out by two people together where possible. Volunteers should not take any risks that threaten their safety.

We recommend that any person working in isolation stays at ground level (unless there is safe access to go higher), has a mobile phone with them and tells someone else about their plans to be at the church and a time for when they plan to be finished.

# Costs

It is important to include the cost of maintenance tasks in the plan so they can be incorporated into the annual budget for your place of worship. It may take time to receive quotes for maintenance. We recommend the checklist is updated with the cost of works as soon as they are received.

# Useful equipment when carrying out maintenance inspections

* gloves (disposable and heavy duty)
* a torch
* binoculars
* a mask (for dust or guano when going into enclosed spaces)
* safety glasses or goggles
* a first-aid kit
* a camera (or mobile phone camera)
* measuring stick and or tape measure
* clipboard (for recording your observations)
* A plan or general photograph of the building for highlighting the location of issues or where photographs are taken from.

# Links between volunteers, professional contractors and advisors

Places of worship often have a professional advisor, such as a qualified architect or surveyor, who undertakes a regular building inspection. This is usually done every five years and is known as a quinquennial inspection, or QI. It should be noted that a building inspection report is not a maintenance plan, but it should inform your maintenance routine.

Each place of worship is different and will have its own maintenance requirements and arrangements. Many have volunteers who can do most of the regular tasks, depending on the complexity of the building. Others employ a contractor for some or all tasks, such as work requiring access at height. A professional advisor plays an important role and can help with advice on building related issues, including hiring a contractor, or tasks which might need professional guidance.

To make best use of this checklist, we recommend that you consult a professional advisor (often your Quinquennial Inspector) on certain tasks. These are highlighted with an asterisk \* on the checklist.

Please note: this checklist has evolved following discussions on maintenance with congregations taking part in the Taylor Review Pilot, Historic England’s National Specialist Services and in conversation with the National Churches Trust and The Society for the Protection of Ancient Buildings. It may not cover all aspects of a Maintenance Plan or associated legal duties for every place of worship (including relevant consents). We hope that it will be help you to look after your building and keep it watertight and safe.

# Name of place of worship: Wesley Methodist Church

# Names and Contact Details (Fabric Officers/Churchwarden/Treasurer/Volunteers)

|  |  |  |
| --- | --- | --- |
| Name | Contact | Note |
|  |  | Steward |
|  |  | Treasurer |
|  |  | Minister |
|  |  |  |
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|  |  |  |
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# Names and Contact Details (Professional advisor and relevant contractors)

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| --- | --- | --- |
| Name | Contact | Note |
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| 1.1 | Roofs | | | | | | | | | |
| Ref | Building Element | Maintenance Task | Person best placed to do the task | Suggested  frequency | Annual Cost £ | Q1  Jan to  Mar | Q2  Apr to  Jun | Q3  Jul to  Sep | Q4  Oct to  Dec | Note:  Observation and date | Note:  Action and date | Comments |
| 1.1.1 | Roof areas generally | Inspect roof coverings from the ground and accessible high points. Note any loss / damage / heavy moss. Is a defect the cause of internal dampness / leaks? | Volunteer if appropriate and/or contractor if necessary | After stormy weather  Twice per year | £0 | X | X |  | X | Roofs are generally in good condition. There is some distortion at the eaves, which may require attention in the future. | Monitor and Fund for future works |  |
| 1.1.2 | Slate / tile roofs and vertical cladding | Inspect for cracked, displaced or broken slates / roof tiles. Note the need for repairs\* and options to repair / replace to match existing materials | \* Contractor | Annually | £750  £450 | X  X | X  X |  | X  X | There are slipped slates to the centre of the west pitch of the church roof near the ridge.  Patch Point ridges to school | Urgent. Within 12 months. | These may be the cause of the damp evident to the ceiling and should be replaced. |
| 1.1.3 | Sheet metal roofs and cladding | Inspect the condition of the panels, joints and clips. Note the need for repairs\* and undertake temporary repair of splits | \* Contractor | Annually |  |  |  |  |  |  |  |  |
| 1.1.4 | Lead junction weathering and flashings | Inspect for any unfixed lead sections or cracked mortar. Note if repair is needed\* | \* Contractor | Annually | £500 |  |  |  |  | Repoint open copings to north of link. Repoint or render wall to school roof upstand. | Urgent. Within 12 months. |  |
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| 1.2 | Rainwater Goods | | | | | | | | | |
| Ref | Building Element | Maintenance Task | Person best placed to do the task | Suggested  frequency | Annual Cost £ | Q1  Jan to  Mar | Q2  Apr to  Jun | Q3  Jul to  Sep | Q4  Oct to  Dec | Note:  Observation and date | Note:  Action and date | Comments |
| 1.2.1 | Rainwater goods generally | Inspect rainwater goods from the ground and accessible high points and report any loss / damage / water leakage. Temporary fix or minimise / divert leaking water | Volunteer if appropriate and/or contractor if necessary | A: During / after rain  B: Twice per year | £50 | X | X |  | X | Rainwater goods are generally in good condition. | Check the gutter joint above this in rain as a leak is suspected. Reseal the joint if required. | The wall to the NE of the church appears wet. |
| 1.2.2 | Rainwater removal from valley / parapet gutters | Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary | Volunteer if appropriate and/or contractor if necessary | Twice per year | £100 | X |  |  | X | Clear out gutters twice a year | Done in March 2023 |  |
| 1.2.3 | Rainwater goods – external inspection for cracks and leaks | Inspect rainwater goods for cracks and leaks. Repair or note the need to replace in matching material any cracked / leaking sections | Volunteer if appropriate and/or contractor if necessary | Twice per year | £0 | X |  |  | X | Checking gutter joint above in rain. | Done. Monitoring continues. |  |
| 1.2.4 | Rainwater goods – vegetation, leaves and other blockages that need clearing | Check and clear identified blockages | Volunteer if appropriate and/or contractor if necessary | Twice per year | £0 | X |  |  | X | Clean out rainwater gullies and Check roof void for water ingress. | Gullies clear |  |
| 1.2.5 | Rainwater goods - repainting | Repaint\* | Contractor  \* Consult with Professional advisor on specification | 7 years max | £4000 |  |  |  |  | Re-painting Carried out 3 years ago. | Repainting carried out 3 years ago. | Will be required within next 2 years. |
| 1.2.6 | Below ground drainage | Check and clear all gullies. Repair open joints in perimeter drainage channels. Open inspection chambers and check drains run freely to soak away or drain. Check for tree roots causing damage | Surface checks – volunteer if appropriate  Underground - contractor | Twice per year | £0 | X |  |  | X | Gullies cleared |  |  |
| 1.3 | External | | | | | | | | | |
| Ref | Building Element | Maintenance Task | Person best placed to do the task | Suggested  Frequency | Annual Cost £ | Q1  Jan to  Mar | Q2  Apr to  Jun | Q3  Jul to  Sep | Q4  Oct to  Dec | Note:  Observation and date | Note:  Action and date | Comments |
| 1.3.1 | External walls generally | Inspect external walls from the ground and accessible high points. Note any damage, gathering information on any signs of movement or cracks. Photograph and monitor by measurement | Volunteer | After stormy weather  Annually  \* As agreed with professional advisor | £17k | X | X | X | X | Walls are coursed flag rock and are generally in good condition, although the pointing is cement mortar. There is long standing movement to the church walls which needs further inspection. | Inspection by approved structural engineer |  |
| 1.3.2 | External walls, copings and parapets | Check for loose copings. Remove any vegetation and ivy. Consult\* on specification and the need for any consents to repoint any open joints / re-fix copings | \* Volunteer if appropriate and/or contractor if necessary | Annually | £0 | X |  |  | X | Regularly monitor for cracked or loose mortar |  |  |
| 1.3.3 | Ventilation | Ensure ventilation grills, air bricks, louvres etc. are clear. Maintain opening window vents | Volunteer if appropriate and/or contractor if necessary | Annually | £0 | X |  |  | X | Clear out any blockages from air vents twice a year |  |  |
| 1.3.4 | Bird screens | Check that birds cannot get into the tower or building through broken mesh | Volunteer | Annually |  |  |  |  |  |  |  |  |
| 1.3.5 | Leaded light windows | Inspect and note any defects to window protection / rusting fixings, lead cames, deformed, loose/broken glass, rusting of support rods and wire ties. Clear condensation drainage holes | Volunteer | Twice per year | £100 | X |  |  | X | Fit spacer to allow ventilation behind polycarbonate guard to stained glass windows | Action required within the next 5 years to prevent condensation build up. |  |
| 1.3.6 | Non-leaded light windows | Inspect windows, maintain, including minor essential repairs | Contractor | Annually | £1k | X |  |  | X | Replace the windows to the basement lightwells | Action Required within the next 5 years |  |
| 1.3.7 | External timberwork | Repaint/stain to match existing specification\* | \* Contractor | 7 years max | £1k |  |  | X |  | Redecorate timberwork on west wall of the church | Within the next 5 years |  |
| 1.3.8 | Doors and windows | Check and make secure - operation of lock, bolts and hinges. Oil if needed | Volunteer | Twice per year | £0 | X |  |  | X |  | Actioned in March 2023 |  |
| 1.3.9 | Large trees near the building | Note any dead branches and/or any branches touching the building and arrange pruning\* | \* Volunteer  Avoid nesting bird season | Annually |  |  |  |  |  |  |  |  |
| 1.3.10 | Boundary walls, monuments, memorials and paths | Inspect for stability, condition and any signs of collapse, damage or hazard | Volunteer if appropriate and/or contractor if necessary | Twice per year | £300 | X |  |  | X | Graveyard fence to be painted in Summer | Inspected after Winter. |  |
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| 1.4 | Internal | | | | | | | | | |
| Ref | Building Element | Maintenance Task | Person best placed to do the task | Suggested  Frequency | Annual Cost £ | Q1  Jan to  Mar | Q2  Apr to  Jun | Q3  Jul to  Sep | Q4  Oct to  Dec | Note:  Observation and date | Note:  Action and date | Comments |
| 1.4.1 | Damp | Inspect each part of the building for damp or staining, checking the ceiling and walls | Volunteer | Monthly | £0 | X | X | X | X | Evidence of damp in roof void, which is being monitored. Other areas dealt with last year. | Vestry area damp dealt with by tanking and plaster to basement has been removed for drying out. |  |
| 1.4.2 | Ventilation | Ventilate the church. Ensure carpets and furnishings are dry and fittings secure | Volunteer | Monthly | £0 | X | X | X | X | Regularly open windows for ventilation |  |  |
| 1.4.3 | Internal spaces generally | Inspect in roof spaces and all internal spaces, particularly below and adjacent to gutters. Note any evidence or leaks (see item 1.1.1) | Volunteer | After stormy weather  Annually | £0 | X |  |  | X | Roof spaces are monitored regularly as there are signs of damp ingress | Regular monitoring completed in March 2023. |  |
| 1.4.4 | Internal fabric and structure | Inspect internal structure and fabric including roof timbers and bell frame and report any signs of structural movement / damp / fungus. Note and seek advice\* on monitoring and the need for further investigation | Volunteer \* | Annually | £0 |  |  |  | X |  |  |  |
| 1.4.5 | Exposed woodwork | Inspect exposed woodwork, report any beetle infestation or rot/ decay. Note and seek advice\* on monitoring and the need for further investigation | Volunteer \* | Twice per year | £0 | X |  |  | X |  |  |  |
| 1.4.6 | Roof and floor voids | Inspect roof and floor voids. Note any signs of vermin and any beetles or fresh wood dust to inform QI visit | Volunteer | Annually | £0 | X |  |  | X | None detected |  |  |
| 1.5 | Building Services | | | | | | | | | |
| Ref | Building Element | Maintenance Task | Person best placed to do the task | Suggested  Frequency | Annual Cost £ | Q1  Jan to  Mar | Q2  Apr to  Jun | Q3  Jul to  Sep | Q4  Oct to  Dec | Note:  Observation and date | Note:  Action and date | Comments |
| 1.5.1 | Heating and hot water system | Check operation. Report faults | Volunteer | Annually | £0 | X |  |  | X |  |  |  |
| Gas boiler (if applicable) inspection and testing | Gas Safe registered contractor | Annually | £90 | X |  |  |  |  |  |  |
| Oil boiler (if applicable) inspection and testing | OFTEC registered contractor | Annually |  |  |  |  |  |  |  |  |
| 1.5.2 | Water systems | Check taps and pipes for leaks. Ensure insulation is in place | Volunteer | Twice per year | £0 | X |  |  | X |  |  |  |
| 1.5.3 | Portable Electrical equipment | Formal inspection and test | Specialist contractor | Annually | £0 | X |  |  |  |  |  |  |
| 1.5.4 | Electrical fixed wiring | Routine checks | NICEIC/ECA registered contractor | Annually | £100 | X | | | |  |  |  |
| Periodic inspection and testing | NICEIC/ECA registered contractor | 3 to 5 years | £100 | X |  |  |  |  |  |  |
| 1.5.5 | Fire-fighting equipment | Service fire extinguishers | Specialist contractor | Annually | £100 | X |  |  |  |  |  |  |
| 1.5.6 | Hearing amplification system (if applicable) | Check operation and security of all fittings and wiring. Report faults | Volunteer | Annually | £0 | X |  |  |  |  |  |  |
| 1.5.7 | Lightning protection (if applicable) | Check condition of lightning conductor. Report faults  Periodic inspection and testing | Volunteer  If there is a strike you must use a specialist lightning protection contractor or electrical contractor  Specialist contractor | After a suspected strike  Recommend every 11 months |  |  |  |  |  |  |  | The frequency of periodic inspection by specialist depends on the system in place, insurance requirements, etc. so check and consult professional advisor to confirm |
| 1.5.8 | Fire alarm system (if applicable) | Weekly test | Volunteer | Weekly | £0 | X | | | |  |  |  |
| User attention – only for systems with open-cell batteries or the use of a standby generator | Specialist contractor | Monthly |  |  | | | |  |  |  |
| Professional inspection – only for systems with vented batteries | Specialist contractor | Quarterly |  |  |  |  |  |  |  |  |
| Professional periodic inspection and test | Specialist contractor | Every 6 months |  |  |  |  |  |  |  |  |
| Professional inspection and test | Specialist contractor | Annually |  |  |  |  |  |  |  |  |
| 1.5.9 | Emergency lighting (if applicable) | Daily check | Volunteer | Daily | £0 | X | | | |  |  |  |
| Functional check | Trained volunteer | Monthly | £0 | X | | | |  |  |  |
| Duration test | Specialist contractor | Annually | £0 | X |  |  |  |  |  |  |
| 1.5.10 | Intruder alarm system / roof alarm  (if applicable) | Service | Specialist contractor | Annually |  |  |  |  |  |  |  |  |
| 1.5.11 | Lift (if applicable) | Service | Specialist contractor | Annually |  |  |  |  |  |  |  |  |
| 1.5.12 | Legionella (if applicable) | Prevention of Legionella – Review and update risk assessment, implement any necessary preventative measures | Specialist | Determined by risk assessment |  |  |  |  |  |  |  |  |

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| 1.6 | | | Total annual cost for occasional and regular tasks  (excluding inflation & VAT) | | | £ | |
| 1.7 | | | Total cost per year of cyclical tasks (on an interval of more than 1 year eg painting or building services maintenance) (excluding inflation & VAT) | | | £ | |
| 2 Summary of works to be undertaken (to be extracted from QI summary or equivalent) Source (QI/other survey) and date: | | | | | | | | | |
|  | Timeframe | | Date required | Description | | Estimated Cost | | Date Completed | Actual Cost |
| 2.1 | Year 1 (within 1 year) | | September 2020 | See QI | | £ | |  |  |
| 2.2 | Essential within the next 5 years | | September 2024 | See QI | | £ | |  |  |
| 2.3 | Advisable within next 5 years | | September 2024 | See QI | | £ | | Advisable |  |
|  |  | |  |  | |  | |  |  |
| 2.4 | Total cost of works for the next 5 years (estimated)) | | £ |  | | | | | |

This checklist is endorsed for use by: Wesley Methodist Church

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