

TAUNTON St George Parish Centre



Report on the Quinquennial Survey

2022
Report by Jonathan Saunders RIBA AABC
Date of Inspection 28 June 2022

Report on the Quinquennial Survey for 2022

PART ONE

1. Introduction

- 1.1 This report on the quinquennial survey of the building was carried out on 28 June 2022 on the instructions of Father Tom Dubois.
- 1.2 The Diocese of Clifton has no formal requirements for the format or scope of Quinquennial Inspections. This report is therefore based on the our standard format but as qualified below.
- 1.3 I have therefore made a thorough general survey of the building and the garden to the south and west but not the forecourt. My inspection was visual, and such as could readily be made from ground level.
- 1.4 No part of the fabric was opened up for inspection, and the report does not therefore include any part of the building which was covered up, unexposed or inaccessible; and no guarantee can therefore be given of the absence of rot or beetle or of any other defect.
- 1.5 In describing the building I refer to the entrance front as east.
- 1.6 The weather was bright and dry for the inspection after a dry period.

2. Format of the report

- 2.1 I would normally set out my report by room or by element but in this case the interior is so newly decorated the wording would be repetitive of 'little to report' and not very informative.
- 2.2 I am therefore structuring the report by description of elements identifying defects only.

3. Limitations of Survey

- 3.1 I could not get into the Bookshop but there is no reason to believe this is any different to others in its overall presentation.
- 3.2 No ladders were raised to any part of the building.
- 3.3 No below ground drains were tested.

4. Recommendations for Further Surveys

- 4.1 None

5. Recent Structural History

- 5.1 The building has been comprehensively redecorated internally to a high standard within the last year or so and consequently there is very little to comment on.
- 5.2 It is possible that minor defects such as historic staining has been concealed by these decorations and I believe the issue in the meeting room behind the kitchen is

6. Description and Historical Summary

- 6.1 The Centre was opened in 1991. It is built in brick under, what appear to be artificial slate roof, with stained timber windows and doors.
- 6.2 The plan is irregular with a series of meeting rooms and of irregular plan

7. Condition

- 7.1 The building is in good overall condition as a consequence of careful attention to daily care.
- 7.1 Roofs and associated details, such as ridges and valleys, appear to be in fair condition other than one slipped tile over a west-facing valley, below.

7.2



There is single slipped slate above a valley on the west side of the roofs. This is unlikely to be admitting water but should be refixed as soon as practical.

- 7.3 External brickwork, including cills to windows, is good overall condition with little to report.
- 7.4 Doors and windows are stained timber double glazed of apparently good quality and all in good order.
- 7.5 Rainwater goods are all plastic. They appear well fixed with no indication of leaking joints in gutters. but
- 7.6 I did note some slight marking in the wall below the valley gutter with the slipped slate which might indicate that the gutter is over-brimming.



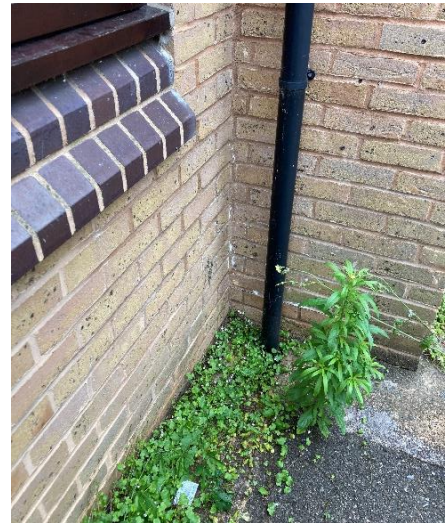
Vegetation around rainwater goods could indicate overflowing

7.7 Rainwater pipes discharge through shoes to gullies.

This is a good arrangement as blockages are likely to be noticed more readily.

I suspect that the relatively limited vegetation is benign rather than a result of saturated ground from blocked drains but this should be monitored.

Vegetation around rainwater goods could indicate overflowing as above



7.8 I recommend that all rainwater goods are inspected occasionally during heavy rain for signs of blockage.

7.9 Internally, decorations are recent and to high standard with only one item to note.

7.10 There is very slight staining, only just perceptible, to the wall of the meeting room behind the kitchen.

This wall is in the centre of the building and although there is a theoretical risk of failure in the DPM as installed I consider this extremely improbable and the marking does not in any case have characteristic 'tide mark' of salt damage which is very difficult to completely conceal in redecoration.



7.11 The kitchen behind this wall has been completely refurbished in recent years and there is hand wash basin in the immediate vicinity of the wall markings.

There is no recollection of any pre-existing defect in the basin waste that might have caused the damp but I nevertheless, believe this is the most likely cause of the issue and recommend that

SERVICES

7.12 I understand that heating and electrical services are in good order and periodic testing is up to date.

GROUNDS

7.13 The parish centre is set on the service road to the school and housing with an access path to the east and fenced off are to west and north paved in tarmac and with areas of grass.

The road boundary has a low fence in fair condition but with limited areas of slight rust that will require redecoration within the quinquennium.

7.14 The north boundary is a stone wall of mixed construction retaining gardens at a slightly higher level.

The stone work is supporting quite extensive vegetation, some of which such as ivy, can be invasive.

This growth indicates failed pointing which can be seen in some areas but which is likely to be worse behind growth.



7.15 The wall to the right of the approach path needs partial repointing and this recommendation is included on my report on the condition of the rectory.

8. Recommendations

NOTE: the budget costs are for each item as briefly described, without specification or detailed investigation and are to give a broad indication only of likely costs. Costs exclude contractors' preliminaries, high level scaffolding, professional fees and VAT. The following cost bands 1 to 6 are as our typical reports.

1a	£0 - £500	2b	£5,000 - £10,000	5a	£50,000 - £100,000
1b	£500 - £2,000	3	£10,000 - £30,000	5b	£100,000 - £250,000
2a	£2,000 - £5,000	4	£30,000 - £50,000	6	£250,000

8.1	Items for Immediate Attention	£
8.1.1	Replace the slipped slate above the valley on the west side of the roof.	1a
8.1.2	Inspect rainwater goods occasionally during heavy rain for signs of blockage.	Nil
8.1.3	Review staining of the meeting room wall periodically for signs of deterioration	Nil
8.2	Items for Attention within Two Years	
8.2.1	Kill ivy and any other pernicious plants on the north boundary wall. The ivy in particular may require multiple applications.	1a
8.2.2	Repoint open joints in the north boundary wall	1b
8.3	Items for Attention within the Quinquennium	
8.3.1	None	