

Church Commissioners
Mission, Pastoral and Church Property Committee
Mission and Pastoral Measure 2011

Benefice of Upper Ryedale
Church of Saint Michael, Cold Kirby
(Diocese of York)

Note by Shaman Durrant

Case summary

<p>The draft Pastoral Church Buildings Scheme providing for:</p> <p><i>the church of Saint Michael, Cold Kirby, being one of five parish churches of the parish of Upper Ryedale in the diocese of York to be declared closed for regular public worship.</i></p>	
number of parishes and benefices or buildings affected (include listing)	1 church building - unlisted
number of representations or comments received	1 representation against
diocesan rationale in brief	<p><i>St Michael, Cold Kirby is one of five parish churches in the single parish benefice of Upper Ryedale. Worship in the parish rotates around the five churches. St Michael's has a very small congregation and requires significant and expensive work for repairs and refurbishment, including renovation of the roof.</i></p> <p><i>Consideration has been given to the future of the building and meetings held to discuss the way forward. No offers of support to keep the church open have been received and there is a general view in the parish that, regrettably, the shortage of people and level of repairs indicate that closure of the church building is the only feasible option.</i></p>
main themes in the representation and any unusual factors	Church closure

list PCCs and votes in favour or against and electoral roll numbers	PCC of Upper Ryedale: For (Carried unanimously by a show of hands); Against: Nil; Electoral Roll: 43
parish traditions	St. Michael's: Central tradition according to Common Worship
sifting decision	The case has been examined by the Committee's sifting panel on 30 November and they agreed the case could be decided on the papers and that no hearing was required.
possible decisions	(a) To allow the scheme to proceed as drafted (b) To decide that the scheme should not be made (c) To refer the scheme back to the Bishop/DBF for further consideration
technical/legal issues to be considered	None.

Attached are:

- Annex A: Parish Information Forms giving benefice and parish particulars;
- Annex B: A copy of the draft Scheme;
- Annex C: A map showing the area of the parish churches;
- Annex D: A copy of the letter referring the representation to the Bishop together with a copy of his reply;
- Annex E: Church Buildings Report for Cold Kirby, St. Michael.
- Annex F: Church of St. Michael, Cold Kirby Quinquennial Inspection Report July 2021
- Annex R: A copy of the representation.

Introduction

1. The Committee is invited to consider set out in this report and whether the draft Scheme should proceed.
2. Upper Ryedale is a single parish benefice, with a population of 500 and five churches, which is held in plurality with Helmsley. It is about ten miles north-east of York.
3. The church of St. Micheal's, Cold Kirby, was built in 1841 and is a nineteenth century rebuild of a church with twelfth century origins. It has a south porch which was added in 1929 as a war memorial. The churchwardens are aware that substantial work on the roof will be needed within with next 10 years and the CBC report - May 2023(see Annex E) and latest QIR - July 2021(see Annex F) indicate likely repair costs for St Michael's of £80,000 over the next ten years.
4. The draft Scheme carried the following diocesan rationale:

St Michael, Cold Kirby is one of five parish churches in the single parish benefice of Upper Ryedale. Worship in the parish rotates around the five churches. St Michael's has a very small congregation and requires significant and expensive work for repairs and refurbishment, including renovation of the roof.

Consideration has been given to the future of the building and meetings held to discuss the way forward. No offers of support to keep the church open have been received and there is a general view in the parish that, regrettably, the shortage of people and level of repairs indicate that closure of the church building is the only feasible option.

Summary of the Representation against the draft Scheme

5. Katherine Senior, a member of the PCC of Helmsley in the neighbouring benefice, asks for St Michael's to become a "festival church" instead of being closed or for the draft Scheme put on hold for a year. She says that she understands the challenges faced in keeping hamlet churches open, but feels that these buildings are important, not just for now but in the future.
6. She says that Saint Michael's, Cold Kirby, was one of the five churches in the parish on the "Upper Ryedale Parish Trail" which was established this year, and which is intended to form part of the Helmsley Pilgrimage Trail also including the four churches in the Helmsley parish. The trail is intended to promote our Christian heritage so needs the churches to be open. It is also intended to generate tourist income to help support the

churches (£1,600 was raised from this year's "Ride and Stride" event) and has attracted interest from walking groups and others.

Summary of the Bishop's views

7. The Bishop of Whitby confirms that the principal reason for the proposed closure of Saint Michael's is the lack of support (both financial and practical, as shown at the public meeting held in October 2022) and with five churches within the single parish benefice, the Bishop feels there is no missional or pastoral need for a building in need of significant repairs.
8. He says that services rotate around the five churches in the parish, and they are attended by the same single-figure congregation, none of whom worship exclusively at St Michael's. One small PCC is responsible for all five parish churches (all except St Michael's listed at various grades) and a sparse number of officers are responsible for the cost of the buildings and opening and cleaning them. He points out that the initiative for closure came from the PCC.
9. Although the Bishop welcomes the establishment of the Helmsley Pilgrimage Trail, he does not expect this to provide a solution to the current problems at Cold Kirby. He would not expect it to attract additional worshippers or parish officers and does not think it will generate income on the scale which would be needed to fund repairs to St Michael's. Designating it as a festival church would also not address these issues.

Supplementary comments

10. No supplementary comments were received.

Information for the Committee

11. The Mission and Pastoral Measure states that a pastoral scheme may make a declaration of closure for regular public worship in respect of a church which is not "required" as a parish church or chapel of ease. Section 15.2 of the Code of Recommended Practice to the Measure states that:-

" The Measure refers to the church not being "required". The implication of this is clearly that the primary question is whether the building is needed pastorally. This needs to be considered in the context of s.3(1) of the Measure that the Committee should have regard to worship, mission and community as central to the work of the Church of England. Whilst knowledge that a particular church is in a bad state of repair and that adequate finance to pay for the necessary works is not available may often be an important

factor, it should not normally be the principal one, although the DMPC, in carrying out its functions, has to have regard to the financial implications for the diocese and Church of England as a whole."

Issues

12. The main issues to be considered are as follows:

- Has the scheme been brought forward for a proper purpose?
- Is there a pastoral need for the church of St Michael's Cold Kirby?
Are there alternative places of worship for its congregation within a reasonable distance?
- Does the committee accept the Bishop's justification for closure?
- Are the proposals likely to further the mission of the Church and make "better provision for the cure of souls" in the area?

For decision:

The Committee is invited to consider the representation and the issues set out in this report and decide whether the draft Scheme:

- Should proceed as drafted.
- Should not proceed.
- Should be referred back to the Bishop for further consideration.

Shaman Durrant, Case Officer

Church House
Great Smith Street
London SW1P 3AZ

5 December 2023

PARISH INFORMATION FORM

ANNEX A

P100

It is important that the information provided on this form is accurate as the Church Commissioners may rely on such information in their consideration of representations and their decision could be open to legal challenge if any facts upon which they have relied are found to be incorrect.

Please email the completed form(s) to: shaman.durrant@churchofengland.org

BENEFICE	Upper Ryedale (held in plurality with Helmsley)	
Incumbent/Priest-in-Charge (Date of institution/licensing)	The Revd Melanie Burnside, interim priest-in-charge and authorised presbyter for Helmsley and Rievaulx Methodist Churches, licenced 12 th November 2023	
Patron(s)	The Hon Jake Duncombe; The Archbishop of York Acting jointly for the duration of the plurality	
Parsonage house (address)	DBF Estate used by the House for Duty minister - The Rectory, Old Byland, YORK, YO62 5LG	
PARISH	Upper Ryedale	
Population of parish (adults & children) (Please state how computed)	2011 census: 483. 2018 update: 505 From CofE ARCGiS map Population of Cold Kirby, 75 adult and children	
Churches and sittings (See Note 1 overleaf) Date built (approx.)	Bilsdale Midcable St John Parish church w Festival Church status 1890s, consecrated 1896	Cold Kirby St Michael Parish church Re-build c1841 of church with C12 origins
Church services and numbers attending (See Note 2 overleaf) Example: 1st Sunday 10.00am Holy Communion Common Worship A (30)	<u>Sundays</u> – 5 th Sunday of the month <u>Time</u> - 10am <u>Service</u> Holy Communion or Communion by Extension and Festival services – Common Worship Order 1 B <u>Numbers</u> 6 to 8 <u>Weekdays</u> None <u>Time</u> <u>Service</u> <u>Numbers</u>	<u>Sundays</u> – 3 rd Sunday of the month <u>Time</u> – 10am <u>Service</u> – Holy Communion or Communion by Extension – Common Worship Order 1 B <u>Numbers</u> 9 to 10 <u>Weekdays</u> None <u>Time</u> <u>Service</u> <u>Numbers</u>
Churches and sittings (See Note 1 overleaf) Date built (approx.)	Hawnby All Saints Parish church C12 w C15 inserts and C19 restoration	Old Byland All Saints Parish church Late C11 - early C12 nave and porch tower, C15 chancel, C19 restoration
Church services and numbers attending (See Note 2 overleaf) Example: 1st Sunday 10.00am Holy Communion Common Worship A (30)	<u>Sundays</u> – 4 th Sunday of the month <u>Time</u> - 10am <u>Service</u> Holy Communion or Communion by Extension – Common Worship Order 1 B <u>Numbers</u> 8 to 10 <u>Weekdays</u> None <u>Time</u> <u>Service</u> <u>Numbers</u>	<u>Sundays</u> 2 nd Sunday of the month <u>Time</u> – 10am <u>Service</u> Holy Communion or Communion by Extension – Common Worship Order 1 B <u>Numbers</u> 15 to 16 <u>Weekdays</u> None <u>Time</u> <u>Service</u> <u>Numbers</u>
Churches and sittings (See Note 1 overleaf) Date built (approx.)	Scawton St Mary Parish church C12 with C15 insertions and porch and restoration of 1892	

Church services and numbers attending (See Note 2 overleaf) Example: 1st Sunday 10.00am Holy Communion Common Worship A (30)	Sundays 1 st Sunday of the Month <u>Time</u> 10am <u>Service</u> Holy Communion or Communion by Extension – Common Worship Order 1 B <u>Numbers</u> 12 Weekdays None <u>Time</u> <u>Service</u> <u>Numbers</u>	
Electoral roll (for the last five years – the most recent first)	43/41/43/44/44	
Staff/lay assistance (e.g. curates, lay readers, NSMs etc.)	House for Duty Deacon with permission to officiate until June 2024	
Church traditions and characteristics of that style of worship	Central traditional according to Common Worship with hymns and organ music. Festivals tend to be more relaxed and welcoming to those outside of church.	If there is more than one church in the parish please indicate any difference in the church traditions in the individual churches
Please indicate whether there is a PCC Resolution under Paragraph 20 of the House of Bishops' Declaration on the Ministry of Bishops and Priests (if so, please explain the exact nature of the alternative arrangements made, and the reasons for requesting the same).	<div style="text-align: right;"> YES NO NOT VOTED </div> <div style="text-align: right;"> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> Declaration on the Ministry of Bishops and Priests	
Parochial church organisations and number of regular attenders	None	
Other parochial and/or community buildings	The Rectory in Old Byland is used as a social gathering space for the church community and is used for PCC meetings. There are Village Halls in Cold Kirby and Hawnby and a Reading Room in Scawton but these are community buildings not for church use.	<i>Please indicate if any building is not primarily for church use</i> The village halls and reading room
Other denominations	Local Methodists travel to Rievaulx and Roman Catholics to Helmsley or Ampleforth	
Sociological make-up of parish (e.g. rural, industrial, residential etc.)	Rural, agricultural, retired, commuters	
Shopping and other local facilities (e.g. Post Office, General Store, Doctor, Dentist, Police Station, Pubs, Clubs, other recreational centres)	Cold Kirby – Village Hall Hawnby – Village Hall, General Store and Pub Scawton – Pub and Reading Room Bilsdale – Pub with irregular opening hours	
Bus services (please give brief details of any daily bus service around the parish and/or to the nearest town/village centre and their relevance in enabling attendance at church services)	None	

	POPULATION	
1	Is the population increasing or decreasing and, if so, to what extent and over what period? (In case of doubt about population figures, the local authority may be able to help.)	Fairly stable
2	How is the population distributed (e.g. in one or more centres, or dispersed over the parish)?	One village, four hamlets, scattered farms and stables
	PAROCHIAL LIFE ETC.	
3	Approximately how many of those on the church electoral roll live outside the parish?	6
4	To what extent does the congregation come from outside the parish?	4 live in Cold Kirby and surrounding farms and attend services in Cold Kirby as well as the other churches
5	Does the congregation increase significantly during the holiday season? If so, please give details.	No
6	Do a significant number of parishioners attend other Anglican churches in the area? If so, give details (eg for reasons of convenience or because the same congregation attends different churches in rotation).	Services rotate around the churches and a core congregation rotates with them
7	Has any other denomination a strong following in the parish? If so, please give brief details.	There are a number of Methodists who attend chapel in Rievaulx
	CHURCH SCHOOLS	
8	Is there a church school? If so, please state name and type.	No
9	Approximately how many pupils are there?	N/A
10	From which area are they drawn?	N/A
11	Are the school buildings available for parochial purposes? If so, please give details.	N/A
12	Please also state name and type of other schools in the area.	None in parish
	MISCELLANEOUS	
13	What is the parish share, and to what extent does the PCC meet the working expenses of the clergy or lay workers?	£5040, each of the 5 churches gives £600. The parish pays the expenses of the HfD Deacon and water rates for the Rectory
14	Please indicate what, if any, trust funds are available to the parish and for what purposes.	Following the sale of the School House in Cold Kirby in 1986, £3037 was invested with the Diocese of York to be used only for major repairs or capital projects.

ARE THERE ANY OTHER FACTUAL POINTS WHICH WOULD ENABLE THE CHURCH COMMISSIONERS TO UNDERSTAND THE CHARACTER OF THE PARISH BETTER ?

There is a core congregation in Upper Ryedale who view themselves as one community and travel around the 5 parish churches on a rotating basis. The PCC has a secretary and safeguarding officer but each church has its own treasurer and Churchwarden. The churches of the parish are listed apart from Cold Kirby where the most recent QI has estimated the general repairs needed would cost in excess of £80,000. It seems sensible that where there is an excess of churches for the population size that one closure would enable more effort and energy be spent on maintaining the remaining 4. The care and running of the church has fallen largely on the shoulders of the current churchwarden for over 33 years. We and her family are now concerned that the burden is detrimental to her health. Despite valiant efforts to engage community interest in the Church in Cold Kirby for many years there is no one else prepared to take on the task. She has indicated the intention to retire from the post of churchwarden at the next APCM cycle.

PLEASE: (i) INDICATE THE LEVEL OF SUPPORT, OR OTHERWISE, OF THE PCC FOR THE PROPOSALS/DRAFT SCHEME (OR ORDER); AND/OR
(ii) PLEASE SHOW THE VOTING FIGURES (IF A VOTE WAS TAKEN)

	For	Against	Abstentions
On the local formal consultations:	Carried Unanimously By		
On the published draft Scheme:	a show of hands		

Completed by Revd Melanie Burnside (Priest-in-Charge) Date 26th November 2023

Note 1:	Please describe by dedication etc. and state whether the building is a parish church, chapel of ease or other place of worship (eg mission hall etc.)
Note 2:	Please state (1) the frequency of church services, (2) the time, (3) the type and/or name of the service (e.g. Holy Communion, Sung Eucharist, Morning Prayer etc.), (4) the service book used and (5) the average congregation for each service.

SUMMARY OF MAIN PROVISIONS OF DRAFT SCHEME (NOT PART OF THE DRAFT SCHEME)

This draft Scheme provides solely for the church of Saint Michael, Cold Kirby, being one of five parish churches of the parish of Upper Ryedale in the diocese of York to be declared closed for regular public worship.

DRAFT

PASTORAL CHURCH BUILDINGS SCHEME

This Scheme is made by the Church Commissioners ("the Commissioners") this day of 20 in pursuance of the Mission and Pastoral Measure 2011, the Right Reverend Paul, Bishop of Whitby, duly appointed in that behalf pursuant to section 13 of the Dioceses, Pastoral and Mission Measure 2007, having consented thereto.

Part I

Declaration of closure for regular public worship

1. (1) The church of Saint Michael, Cold Kirby, being one of five parish churches of the parish of Upper Ryedale in the diocese of York, shall be declared closed for regular public worship by this Scheme.

(2) Subject to any provisions of the Parochial Registers and Records Measure 1978 which apply thereto and any directions thereunder, any register books and records of that church which remain in parochial custody shall be dealt with as the Bishop shall direct.

Part II

Coming into operation of this Scheme

2. (1) Part I of this Scheme shall come into operation upon such date as the Commissioners, after consultation with the Bishop, shall determine.

(2) Part II of this Scheme shall come into operation upon the date on which it is made by the Commissioners.

In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

SIGNED by the)
)
Right Reverend Paul,)
)
Bishop of Whitby)

Executed as a Deed by the Church Commissioners for England
acting by two authorised signatories:

Signature of Authorised Signatory

Signature of Authorised Signatory

Note by the Church Commissioners' office (not forming part of the draft Scheme)

The Commissioners have been told by the Bishop on the advice of his Diocesan Mission and Pastoral Committee that the rationale behind the diocesan proposals is as follows:

St Michael, Cold Kirby is one of five parish churches in the single parish benefice of Upper Ryedale. Worship in the parish rotates around the five churches. St Michael's has a very small congregation and requires significant and expensive work for repairs and refurbishment, including renovation of the roof.

Consideration has been given to the future of the building and meetings held to discuss the way forward. No offers of support to keep the church open have been received and there is a general view in the parish that, regrettably, the shortage of people and level of repairs indicate that closure of the church building is the only feasible option.

Publication of this draft Scheme by the Commissioners does not mean that we have taken a view on the merits of the diocesan case. We have a duty to publish draft Schemes based on diocesan proposals.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop whose views will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan response if they so wish.

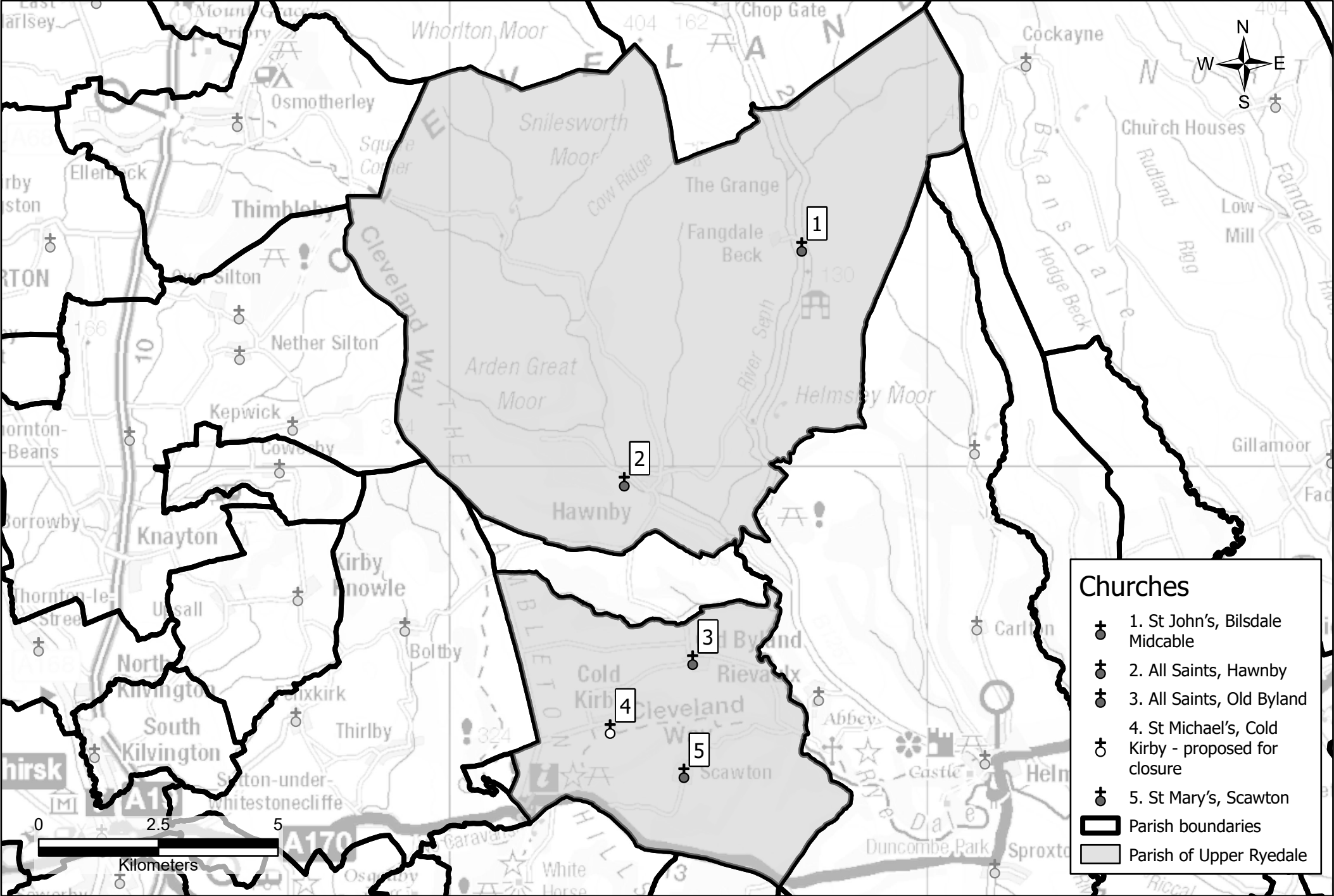
If there are no representations against the draft Scheme, we will make the Scheme and arrange for it to be brought into effect.

This Scheme, if implemented, would have the effect of closing Saint Michael's church, Cold Kirby for regular public worship and vesting it in the York Diocesan Board of Finance for care and maintenance pending a decision on its future. Any such decision would be the subject of a second Scheme, called a Pastoral (Church Buildings Disposal) Scheme, which would be prepared and published by the Church Commissioners, and with regard to which an opportunity would be given for representations to be made. In terms of implementing this Pastoral Church Buildings

Scheme subject to the consideration of any representations, the Commissioners will need to be satisfied that all aspects of title relating to the church, including access and any rights of way, are in order before they make the Scheme. Banns of marriage may not be called nor marriages solemnized in the church from the date of closure.

Parish of Upper Ryedale consisting of two areas

ANNEX C





THE CHURCH
OF ENGLAND

CHURCH
COMMISSIONERS

The Rt Revd the Bishop of Whitby

By email only

Shaman Durrant
Pastoral Case Officer
Pastoral & Closed Churches

Our ref: 43/384BHc

02 November 2023

Dear Bishop

**Mission and Pastoral Measure 2011
Church of Saint Michael, Cold Kirby
Proposed Pastoral Scheme**

Following the publication of the draft scheme providing for the closure for regular public worship of the church of Saint Michael, Cold Kirby, we received **one representation against** the Scheme. I attach a copy of the correspondence received (Annex R).

The diocesan rationale attached to the draft Scheme was as follows:

St Michael, Cold Kirby is one of five parish churches in the single parish benefice of Upper Ryedale. Worship in the parish rotates around the five churches. St Michael's has a very small congregation and requires significant and expensive work for repairs and refurbishment, including renovation of the roof.

Consideration has been given to the future of the building and meetings held to discuss the way forward. No offers of support to keep the church open have been received and there is a general view in the parish that, regrettably, the shortage of people and level of repairs indicate that closure of the church building is the only feasible option.

Summary of the representation against

Katherine Senior, a member of the PCC of Hemsley in the neighbouring benefice, asks for St Michael's to become a "festival church" instead of being closed or for the draft Scheme put on hold for a year. She says that she understands the challenges faced in keeping hamlet churches open, but feels that these buildings are important, not just for now but in the future.

She says that Saint Michael's, Cold Kirby, was one of the five churches in the parish on the "Upper Ryedale Parish Trail" which was established this year, and which is intended to form part of the Helmsley Pilgrimage Trail also including the four churches in the

Church House, Great Smith Street, London SW1P 3AZ
Direct Line +44(0)20 7898 1789 Switchboard: +44(0)20 7898 1000
Email: shaman.durrant@churchofengland.org
Website: www.ccpastoral.org

The Church Commissioners are a registered charity (number 1140097)

Helmsley parish. The trail is intended to promote our Christian heritage so needs the churches to be open. It is also intended to generate tourist income to help support the churches (£1,600 was raised from this year's "Ride and Stride" event) and has attracted interest from walking groups and others.

It will be necessary for our Mission, Pastoral and Church Property Committee to consider this matter and I should be grateful for your comments on the representations in general and on the following, more specific points:

1. Please set out the background to the proposed closure of St Michael's church and the reasons for it. Do you wish to add anything to what was said in the diocesan rationale?
2. Was consideration given to designating St Michael's as a Festival Church and, if so, why was this rejected?
3. Is the formation of the Helmsley Pilgrimage Trail likely to generate more support for maintaining St Michael's as an open church? Would you be prepared to pause the draft Scheme for a year to assess its impact?
4. Are there any other factors which the Commissioners should be aware of in their consideration of these representations?

The next meeting of the Mission, Pastoral and Church Property Committee at which this case could be considered is due to be held on **13th December 2023**. If the matter is to be considered at this meeting it would be helpful to receive your response by **1.00pm on Friday 17th November 2023**. This is to allow time for this letter and your reply to be sent to the representor, for them to make any further comments and, if necessary, for you to respond.

The Commissioners are required to consider the representations under the quasi-judicial process laid down by the Measure. A legal challenge may arise from the Commissioners' decision if, among other matters, it is based materially on incorrect information. Of necessity the Commissioners rely on others to provide information to assist their deliberations, and to this end I should be grateful for your help.

The Commissioners will decide on the basis of the written representations whether oral representations will be heard, or the case considered on the papers alone. The decision on whether to hold a hearing is one which will be taken by the Commissioners in the light of the particular circumstances of the case. We will confirm that decision in due course.

I am sending a copy of this email to The Venerable Amanda Bloor, Archdeacon of Cleveland, and the diocesan officers, Shirley Davies and Angus Deas for information.

Yours sincerely



Shaman Durrant



The Right Reverend Paul Ferguson
Bishop of Whitby
bishopofwhitby@yorkdiocese.org

**21 Thornton Road
Stainton
Middlesbrough TS8 9DS**

Telephone 01642 593273
Mobile 07770 592746

06 November 2023

Mrs Shaman Durrant
Case Officer and Chancels Researcher
Church Commissioners

By email to shaman.durrant@churchofengland.org

Dear Mrs Durrant

**Mission and Pastoral Measure 2011
Parish of Upper Ryedale: Church of St Michael, Cold Kirby
Proposed Pastoral Scheme**

Thank you for your letter of 2 November 2023.

I believe you may already have some contextual information to hand, namely that the parish of Upper Ryedale is held in plurality with Helmsley. The population of Upper Ryedale is about 500. There are five consecrated churches in the parish: Scawton and Old Byland (both Grade I), Hawnby (II*), Bilsdale Midcable (II) and Cold Kirby (unlisted). Its pledged offer to the diocesan common fund this year is £5040. The current clergy staffing consists of a Priest in Charge, who also has pastoral responsibility for two Methodist congregations, and a house-for-duty deacon assistant.

I attach the notes from the public meeting that the Archdeacon of Cleveland held on 18 October 2022.

The principal reason for the proposed closure of St Michael's is the lack of local support, both practical and financial, coupled with the lack of distinct missional or pastoral need for this church building. The one small PCC is responsible for all five church buildings. The same congregation, often in single figures, attends services in the churches by rotation, so to the best of our knowledge there are no persons who exclusively attend St Michael's.

As you will see from the meeting notes, the option of making St Michael's a Festival Church was considered. St John's Bilsdale Midcable has already been so designated. Again, there is already a pattern of monthly rotating services around the parish. A strong reason against formal festival church status being the way forward for St Michael's is that it would not

The Rt Revd Paul Ferguson is the bishop with particular responsibility delegated by the Archbishop of York for the area of South Teesside, North York Moors, and the Vales of Mowbray and Pickering and is Chair of York Diocesan Board of Education

address the points of the PCC still being responsible for the building and its costs, and the sparse number of church officers being the people who would be expected to open, check and clean the church.

Although this has not been cited in the objection, for completeness I would confirm that if St Michael's were to be closed and the church and churchyard pass to new owners, covenants would ensure public access to the buried area of the churchyard.

Whilst we welcome the initiative of a local pilgrimage trail, with regret we would not hold out any expectation that it would make a significant difference to the situation. It would not realistically bring forth people who would take a regular interest in St Michael's, and we could not expect that donations would radically alter the picture either in the short or long term. The objector's letter refers to the 'Ride and Stride' event held in September. To clarify, of the £1600 raised, Yorkshire Historic Churches Trust retains £800 towards its grant fund, with the other £800 shared between the five participating churches.

The proposal for the closure of St Michael's resulted from an initial request from the PCC to consider it as the most realistic way forward for the parish. Whilst we note the objection, we believe that the proposal is in accord with the major consensus of the PCC, the church officers, worshippers and the village community. Postponement of closure would not, in our view, offer the possibility of a different outcome, and so we ask for the scheme for closure to be progressed.

Yours sincerely

+ Paul Whitty

Church Buildings Report PM 2609

Cold Kirby, St Michael (643466)

ChurchCare



16,000 buildings. One resource
Church Buildings Council

PART 1: Summary

OVERVIEW



Exterior view of south elevation and tower from the south-west

Parish: Upper Ryedale	Dedication: St Michael	Benefice: Upper Ryedale
Deanery: Northern Ryedale	Archdeaconry: Cleveland	Diocese: York
Population: 483 (ecclesiastical parish; 2011 census)	Index of Multiple Deprivation Rank: 6,442 out of 12,307 (where 1 is the most deprived parish)	
Address	Low Field Lane Cold Kirby Thirsk YO7 2HL	
NGR	SE 533 845	
County	North Yorkshire	
Local Authority	North York Moors National Park	

Listing (or other building designation)	Unlisted
Other designations	National Park; Cold Kirby Conservation Area There are no specific TPOs, but the local authority designates ‘TICAs’: Trees in a conservation area. The building is subject to Article 4 directions.
Other buildings or land	None
Site/construction history	Built c.1841; south porch added 1920 as a war memorial. A nineteenth-century rebuild of a church with twelfth-century origins. Nave, chancel, west tower and south porch. Limestone with sandstone dressings. C12 font; two bells, one C13.

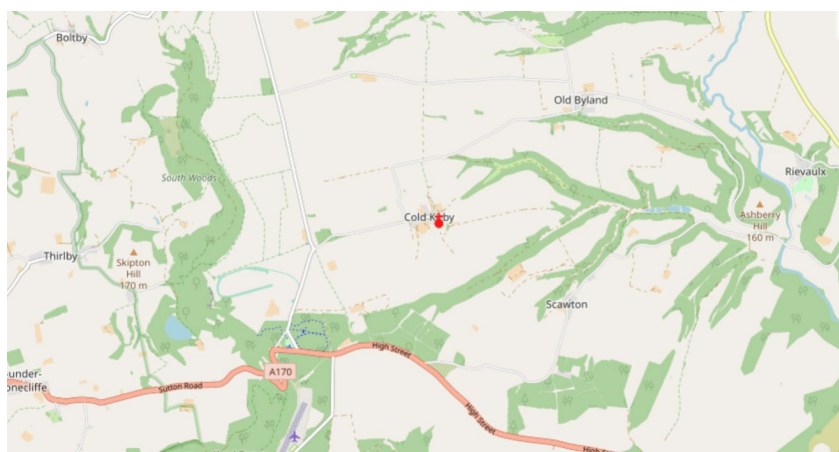
Brief summary:

A rebuild, c.1841, of an earlier church on the site. A simple plan form and architectural design, making a pleasant character overall, which, with the churchyard, contributes to the aesthetic of the rural hamlet.

Overall assessment of significance:

The church, in the sense of the ensemble of church building, furnishings and churchyard, is of **moderate significance overall**. The levels of significance are more fully defined at the end of this report.

LOCATION AND SETTING



LHS: View of the church within the hamlet. RHS: Map of Cold Kirby in the North York Moors; Thirsk is to the west, and Helmsley to the east. Source: Church Heritage Record.

Landscape or townscape setting / context:

Cold Kirby is a hamlet, formerly part of an estate, in the North York Moors. The nearest market towns are Thirsk (10km to the south-west) and Helmsley (8km to the east). The hamlet is north-west of the popular Sutton Bank National Park visitor centre. Another nearby landmark, Rievaulx Abbey, is approximately 5km

to the east. This is an area populated with small hamlets across the moors and dales, many of which have a church. The nearest main road is the A170, which runs south of the moors.

The church makes a positive contribution to the rural setting. Although not a medieval building, the traditional form of the building is part of the typical rural village image.

From the surrounding countryside, the tower is not tall enough to appear in views on most sides, but where the land slopes eastward down into Flassen Dale, there may be longer distance views from the higher ground opposite, or from the Cleveland Way national trail.

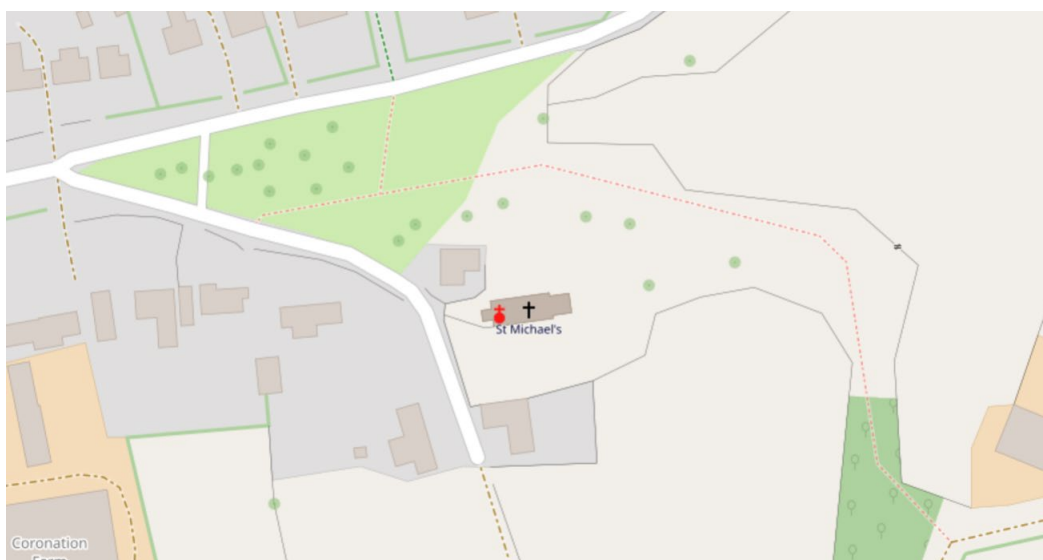
The hamlet is made up of street-facing houses, many with farms behind. The church is located opposite the village hall, the only two public buildings in the hamlet.

Summary of significance / any potential issues	
---	--

The church makes a positive contribution to the traditional rural hamlet.	
---	--

	M
--	----------

CHURCHYARD OR CURTILAGE



Plan of churchyard. Source: Church Heritage Record.

Area	Unknown; north and east boundaries are unmarked
Burials/ashes interments	<p>Land within the south of the churchyard is raised due to heavy use for burials. Some burials are likely to be centuries older than the church building; however, the earliest marked graves are Georgian.</p> <p>The most recent graves are at the east and north of the church.</p> <p>There is one grave maintained by the Commonwealth War Graves Commission marking David Samuel Hippisley who died in WW1.</p>
Status	Open for burial
Archaeology	There are no known finds, excavations or investigations on the site. This reflects a lack of reason to investigate rather than low archaeological potential. As the site of a church from the twelfth century in a historical village, the site has high archaeological potential.
Trees and plantings	Several mature trees. Large yew tree close to the south elevation of church.
Habitats and species	<p>The churchyard is rich in biodiversity. The east of the site is waterlogged and runs down to a watercourse. This section of the churchyard is left naturally.</p> <p>The site is within an area of natural habitat for curlew, lapwing and tree sparrow.</p>
Access & parking	<p>There is no parking on the site and limited parking on the verges beside the church. There is some on-street parking on the verges approximately 100m away.</p> <p>Access from the road to the church is via a narrow, concrete, level access path into the south porch.</p>



View of south side of the churchyard looking west

Description

The churchyard surrounds the church on all sides, but to the north and east the boundaries are unmarked. A former schoolhouse is to the north, with no boundary delineated for land which may be associated with that property. There is a water course which runs to the north and east. It is reported that a water course may run under the church and gives rise to the name 'Cold Kirby;' this rumour may merit investigation should development be envisaged. The west boundary, a dry-stone wall with fairstone copings and a wooden double gate, is the street-facing boundary. The south boundary is hedge-lined at the eastern end until it meets the side of a domestic property.

The southern side of the churchyard is heavily buried and populated with gravemarkers from throughout the nineteenth and twentieth centuries. The land is raised and undulating, suggesting burials associated with the earlier church. The gravedigger reports that the area cannot accommodate further burials, and so the parish has recently taken the decision to bury on the east and north sides of the churchyard. There are two twenty-first century gravemarkers to the north, and one directly to the east of the church building.

To the east, the churchyard is waterlogged and left in its natural state. The land slopes down to the water course. There is good environmental biodiversity in this area with naturalised planting.

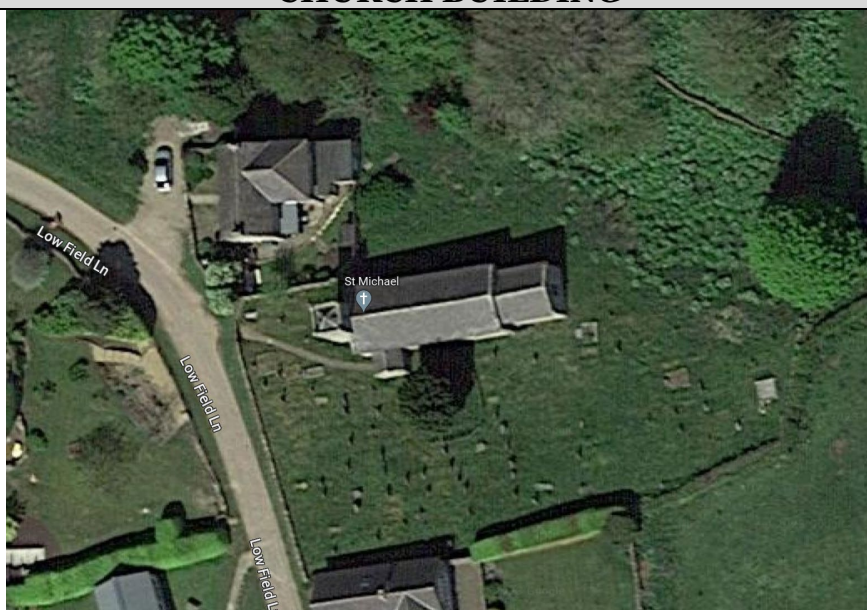
Summary of significance / any potential issues

The churchyard is an attractive and appropriate setting for a rural church. The eastern portion has ecological value which could be increased across the site by more grass being left to meadow.

The boundaries of the site are not visible to the north and east; these will need to be ascertained. The location of water courses through the site, including below ground, may merit investigation.

M

CHURCH BUILDING



Aerial photograph. Source: Google Earth. Imagery ©2023 Infoterra Ltd & Bluesky, The Geoinformation Group, Map data ©2023

Dimensions	As recorded in Victoria County History, the church consists of a chancel measuring internally 16 ft. 9 in. by 12 ft. 11 in., nave 48 ft. 8 in. by 17 ft. 10 in., and a west tower 6 ft. 1 in. square.
Form and constituent parts	Nave, chancel, west tower and south porch
Building materials	<p>Exterior</p> <p>Walls: solid wall limestone course rubble with dressed sandstone reveals and details to window apertures</p> <p>Roofs: shallow pitched timber-trussed roof with Welsh slate coverings</p> <p>Interior</p> <p>Ceiling: Lime plaster</p> <p>Walls: Painted plaster</p> <p>Floors: Raised timber</p>
State of repair based on latest Quinquennial Inspection Report	<p>Report: Christopher Cotton RIBA AABC</p> <p>Date: July 2021</p> <p>Summary:</p> <p>The building is currently in fairly good condition, although needing some roof maintenance and repointing in the short to medium term, with an estimated cost of c.£23,000. Within the next 10 years, a comprehensive roof renewal is expected to be needed. This has an estimated cost of around £50,000.</p>
Additional site visit notes	None
Heritage at Risk Register	The church is unlisted, and therefore ineligible for the Heritage at Risk register
Building services	<p>Supply and connections: Electricity; no water, drainage or other power</p> <p>Installations:</p> <p>Fixed wired electrical system providing lighting and power</p> <p>The building is heated by portable electric heaters</p>

Facilities	None
Security	No fire/intruder alarm; no lightning protection
Access & accessibility	Level access through the south porch. Ramp provided from the south door into the nave. Level access through the nave, but with raised timber pew platforms. Two steps up to the sanctuary. Induction loop.
Evidence of archaeology & burials within church	There are no ledger stones or memorials which suggest intramural burials. However, since the church is built on the site of a much older church, there is the potential for burials and the whole footprint of the church should be considered archaeologically sensitive.



LHS: Exterior view of west elevation with main entrance RHS: Exterior view of north elevation

Description (exterior):

The church is a simple building, both in plan and design. Although not complex, the architectural design does not follow any usual formula: *Pevsner* describes it as a 'curious building' and *Christopher Cotton* suggests it is 'not in any discernible historic style.' As an 1841 replacement of a church with twelfth-century origins, it is possible that the round arches are intended to reference the building's predecessor, although *Pevsner* argues the shape of the windows suggests, 'Vanbrugh-medievalism' rather than Norman architecture.

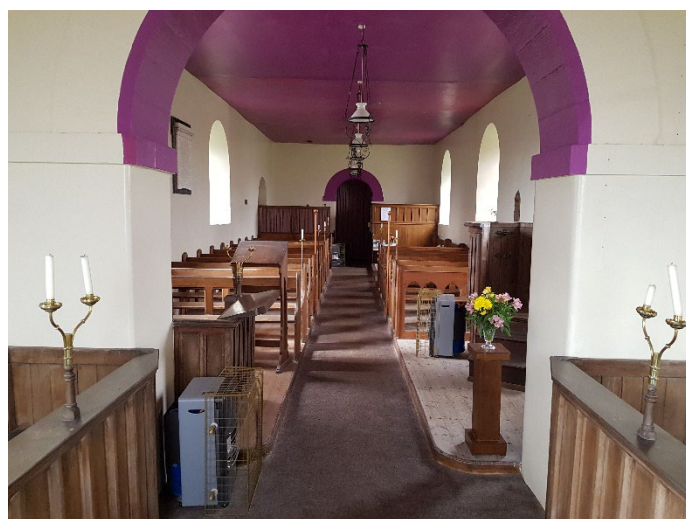
The **east elevation** is a plain gable end. All of the windows are single, round-headed lights with broad stone dressings of alternating sizes: the east end's is no further ornamented. The east end has the clearest evidence of earlier plinths, now shallow. From ground level, there appears to be an oddity at the roofline where there is a gap instead of the roof meeting the kneelers. Possibly a re-roofing has altered the pitch of the roof or reduced the overhang.

The **north elevation** of the chancel is plain stone. The north elevation has three single round-headed windows in the same style as the east end. The shadow of a plinth run across both walls, but without any depth.

The **west tower** is set into the west end of the nave. *Christopher Cotton* suggests that the building was constructed in phases, rather than as a single phase, and this may have aided the cohesion of the two structures. The tower is, again, a plain structure. It has no demarcation of stages and is topped with a parapet of two courses of stone with short pinnacles at each corner. Each of the four elevations of the tower has a double aperture in stone. The tower makes up most of the west elevation, with the visible portion of the nave's west elevation being plain wall.

The **south porch** was constructed in 1920 as a war memorial. This is the only entrance to the church. The doorway has a round-headed arch with defined key stone and imposts. The south and east elevations of the porch each have a small, single aperture, also round-headed.

The **south elevation** mirrors that of the north, but with the porch in place of the easternmost window. The two windows of the nave are of the same style as those in the rest of the building. The south elevation of the chancel, unlike its northern counterpart, contains a single round-headed window. The longer window dressings are more exaggerated here.



Interior views looking east and west

Description (interior):

The principal, and only, entrance is the south porch. The porch itself is a transitional space, under cover but not the interior of the church. The first set of double doors (on the west elevation of the porch) has mesh panels, so is not entirely opaque. The porch has flagstone flooring, and the walls are unplastered stone.

The main church door opens into the west end of the nave. The interior has a plain character and simple proportions. A bold decorative scheme of ceiling, chancel and tower arches painted magenta impacts the character of a space that could otherwise be serene. The arrangement of the interior is a nave with central aisle and raised pew platforms to either side, and a slightly narrower chancel. The spaces read as two adjoined cells. Between is a simple round-headed chancel arch with defined imposts, matching with the windows and south porch door.

The font, a low twelfth-century bowl on an octagonal base, with a timber font cover probably of the nineteenth century, is the focal point of the south-west corner where open-back benches have been

arranged against the two walls. The font and benches are on a raised timber platform. The tower base at the west end is screened by a curtain. There is some reset Normal masonry in the belfry tower. On the opposite side of the west end is a timber vestry cupboard. In front of this an area has been cleared of pews, with the platforms retained, to create a flexible space. The pews, thought to be original to the 1841 church, are a simple open-backed design. At the west end of the chancel, the pulpit is to the north and a simple lectern to the south. A reading desk, also on the south side, matches the choir stalls in the chancel.

The chancel is a small, carpeted space. There is a single choir stall on either side. Two steps lead up to the sanctuary. The east window has lightly coloured leaded diamonds, including a purple which presumably inspired the interior decorative scheme. It is differentiated from the other windows in the building by a yellow floral design in the top centre.

Summary of significance / any potential issues

The church has moderate architectural significance. It is a complete, if simple, design of 1841 which draws upon eighteenth century precedents. The DCMS *Principles of Selection*, states ‘from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary’.

The church has moderate historical significance as an 1841 rebuild of an earlier church.

Historical significance related to events or associations with people is unknown. The footprint of the church building is archaeologically sensitive as evidence of the earlier church or burials may be beneath it. Overall, given its architectural interest and intactness, the building is a potential candidate for national listing.

M

FURNISHINGS



LHS: C12 font with C19 cover



RHS: East window

Brief summary of furnishings:

The furnishings are not all of one period. Some items from c.1841 remain. These are the nave pews, the communion rails and the harmonium stool. The decorative legs of the harmonium stool match the newels of the communion rails. A memorial on the south wall dates from c.1847, commemorating Thomas Duncombe and his wife, Emma Duncombe. The altar table is dated to the 1870s. The pulpit and choir stalls are thought to be later, from the 1890s or 1900s. The font cover is probably from the nineteenth century.

The oldest furnishings within the church are the font – which is a twelfth-century bowl and octagonal stem on a chamfered base – and the two bells. One bell is thirteenth century and is on the bells preservation list. The other is cast c.1660 and is not listed. The latter bears the inscription ‘God savee his church, 1665.’

All the glass in the building is of a plain and coloured leaded diamonds design. The east window has an additional yellow floral decoration but is otherwise the same.

Summary of significance / any potential issues

The significance of the furnishings varies by item, with the font and one bell being of high significance. Generally, however, the furnishings as a collection are of low-to-moderate significance, being simple work of the nineteenth century.

L-M

NEARBY CHURCHES

Old Byland, All Saints

2.2km NE

Status: Same benefice and adjacent parish to Cold Kirby, St Michael

Designations: Grade I

Description: Parish church. Late C11 - early C12 nave and porch tower, C15 chancel, C19 restoration. Limestone rubble with dressed quoins, Welsh slate roof. 2-bay nave with porch tower to south, and single-bay chancel. C19 2-light trefoil-headed windows to west end and nave. Norman tub font. Medieval floor tiles in circular pattern in chancel. C15 king-post roof with braces to rig tree and principal rafters.

Facilities: No WCs; no kitchen facilities

Services: Eucharist every 3rd Sunday

Activities: None known

Significance of building: High



South elevation

Scawton, St Mary

1.8km SE

Status: Same benefice and adjacent parish to Cold Kirby, St Michael

Designations: Grade I

Description: Parish church in hamlet. Chancel, nave with west bellcote and south porch. C12 with C15 insertions and porch and restoration of 1892 by C. Hodgson Fowler. Limestone rubble; stone slate roofs. Font bowl possibly Norman on later base.

Facilities: No WCs; no kitchen facilities

Services: one service each month (services shared with other churches in the benefice)

Activities: None known

Significance of building: High



South elevation

ASSESSMENT OF SUSTAINABILITY AND POTENTIAL FOR CHANGE

Context for the present report:

The Diocese has provided the following context for the present report:

The parish covers an area of approximately 100 square miles and is composed of deeply rural farm and moorland. There are three small hamlets and numerous farms; the 2018 census records a population of 505 people. There are five parish churches and a peripatetic congregation of 8-10 people which uses each church on consecutive Sundays. Two of the buildings are listed Grade I, one is Grade II, the fourth is Grade 2. The PCC decided that closing St Michael was the most obvious choice at the moment given the need for repairs and re-roof in the next 10-15 years and the fact that it is unlisted. The congregation is unable to raise the necessary money. No offers of help, either financial or practical, have been forthcoming despite several attempts to galvanise the Cold Kirby community, including most recently two open meetings, one in October 2022 to discuss the future of the building and one in December 2022 to discuss the proposal by the PCC to close it. There is an adequate Village Hall which serves as a community space: when asked the trustees did not want to take on the church building either as well or instead. The two local people who run the church, the churchwarden and treasurer (who are also PCC members), have indicated that they will retire from those posts at the earliest opportunity.*

CBC's assessment of sustainability and potential for change to facilitate continued worship use:

This is a very rural area, and the small population of c. 500 is struggling to sustain the five churches within the benefice. St John's, Bilsdale, is already a festival church, so the PCC are aware of that option, for which [details can be found on the Council's website](#). Sunday services are currently shared around the benefice, with churches being attended, mostly by the same small congregation, once a month.

The building is in reasonable condition currently, but the churchwardens are aware that substantial work on the roof will be necessary within the next 10 years. The total maintenance and repair works being estimated at around £80,000, they are felt to be beyond the parish's financial resource and personal capacity.

Given the architectural interest and intactness of the building, the CBC considers the church to be potentially listable. It would be advisable for the diocese to seek a view from Historic England, whether by means of an application for listing or a certificate of immunity from listing. The Council is content for its report to be used for this purpose. Clarifying the matter now will avoid uncertainty and the possibility of a listing application being made at a later stage.

The parish has already thoroughly investigated possibilities of community use. There is a village hall opposite the church, and meetings have been held to establish whether community uses would be best transferred to the church, or the church used an additional partner venue. The hamlet does not have the need for two community spaces. Limited parking, and the generally low population numbers in the rural hamlets of the North York Moors, mean that drawing people from elsewhere is not likely. The village hall is the preferred community space. The church building does not have running water, toilet facilities or a heating system, and its long and narrow plan form is not conducive to most community uses.

Facilities would likely be needed to support any complementary use. The base of the tower or the north-west corner of the nave offer the best opportunities for introducing toilet or basic kitchenette facilities, dependent upon access to mains water supplies and drainage. Most complementary uses would also require heating, which could be provided by pew heaters, heated seat cushions, or infra-red heaters mounted to walls. All of these would use electricity only and therefore avoid the need to connect gas. The south roof may have potential for the installation of photo-voltaic panels to provide energy, subject to planning rules within the National Park and conservation area.

It is difficult to anticipate continued worship use or complementary use alongside worship in this building. Since community use has already been considered and ruled out, its conversion to residential may be a more likely outcome.

Key message from the Church Buildings Council:

Since community use has already been thoroughly explored, it is difficult to anticipate continued worship use or complementary use alongside worship in this building. Should a complementary use be found, there is some scope for introducing a toilet or basic kitchenette facilities in the base of the tower or the west end of the nave dependent upon access to mains water and drainage.

This report was compiled by Dr Claire Smith on 10 May 2023 after a visit to the site on 12 April 2023. Approved by the Church Buildings Council at its meeting on 25 May 2023.

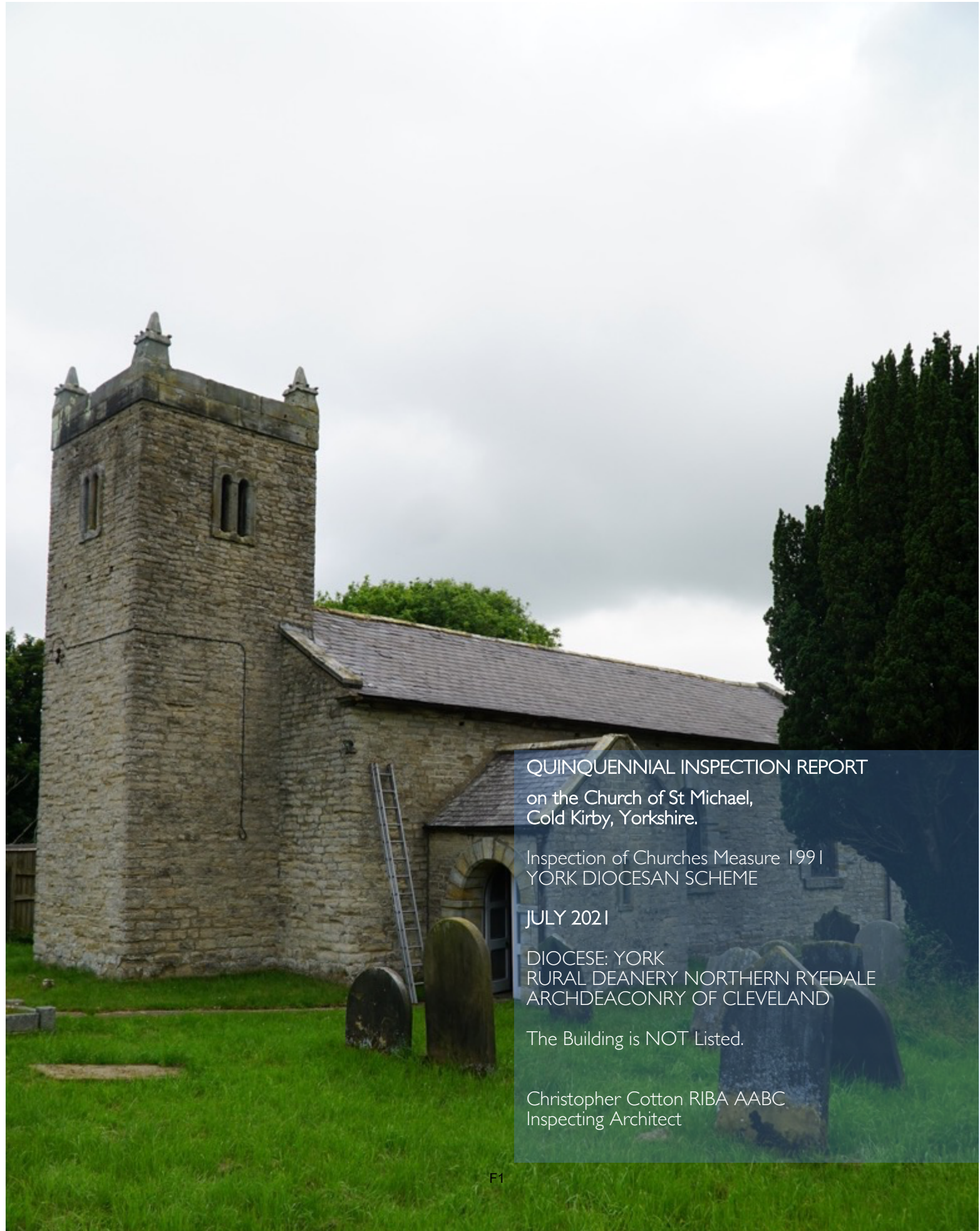
All photographs © Archbishops' Council except where indicated. Photographs may be used with permission, crediting Archbishops' Council. More photographs can be supplied upon request.

Where the closure of a church for regular public worship is to be considered by the Mission and Pastoral Committee of the diocese, the Church Buildings Council is required to provide a report as set out in subsection (7) of the Mission and Pastoral Measure 2011. The present summary report is considered to fulfil this requirement.

The advice given above concerning the potential for change to the building is not binding and any proposals would be subject to faculty following consultation with the DAC and others as required. The CBC is ready to advise further where the parish and diocese wish to develop options for sustainable worship and mission use. If there is a specific need to that end, a fuller gazetteer and assessment of the church can be supplied in the form of part 2 of this report (*Detailed assessment and significance*). In the event of a recommendation for closure being approved by the bishop, part 2 of this report (*Detailed assessment and significance*) will be prepared and circulated to the diocese and Church Commissioners. In addition, part 3 (*Statutory Advisory Committee advice on change*) exploring the suitability of the church for preservation and the scope for adaptive re-use or demolition will be prepared for the Church Commissioners as and when required.

The levels of significance referred to in this report are in line with those promoted in the Church Buildings Council's published guidance note *Statements of Significance and Statements of Needs* (see <http://www.churchcare.co.uk/churches/guidance-advice/statements-of-significance-need>) and the guidance note on *Conservation Management Plans*. In summary:

High (H)	important at national to international levels
Moderate-High (M-H)	important at regional or sometimes higher
Moderate (M)	usually of local value but of regional significance for group or other value (e.g. vernacular architecture)
Low-Moderate (L-M)	of local value
Low (L)	adds little or nothing to the value of a site or detracts from it



QUINQUENNIAL INSPECTION REPORT
on the Church of St Michael,
Cold Kirby, Yorkshire.

Inspection of Churches Measure 1991
YORK DIOCESAN SCHEME

JULY 2021

DIOCESE: YORK
RURAL DEANERY NORTHERN RYEDALE
ARCHDEACONRY OF CLEVELAND

The Building is NOT Listed.

Christopher Cotton RIBA AABC
Inspecting Architect

CONTENTS

- 1.0 INTRODUCTION AND PRELIMINARIES
- 2.0 LOCATION & BUILDING PLAN
- 3.0 REPORT ON THE EXTERIOR
- 4.0 REPORT ON THE INTERIOR
- 5.0 WINDOWS
- 6.0 FITTINGS AND MEMORIALS
- 7.0 BUILDING SERVICES
- 8.0 CHURCHYARDS
- 9.0 COLLATED SCHEDULE OF PRIORITIES

Christopher Cotton RIBA AABC
Inspecting Architect
chris@christophercottonarchitect.com
07918 509555
Christopher Cotton Architect Ltd



The Church approached from the Village



The Churchyard viewed from the south



The Chancel and Churchyard from the southeast



The North Churchyard and Nave.



The Nave Viewing to the Chancel and Chancel Arch



The Chancel



The Nave Roof Space



Tower Roof

I.0 PRELIMINARIES

I.1 INSPECTION DATE AND PURPOSE

- I.1.1 This is my first inspection of the Church of St Michael, Cold Kirby, it was carried out by Christopher Cotton RIBA, AABC. I had access to the previous Quinquennial Inspection Report prepared by Peter Gaze Pace dated November 2016 and Reports prepared by E. John Arthur May/June 2016.

The weather during my inspection was fair and dry with sunny intervals. The inspection was undertaken on 9th July 2021.

- I.1.2 Safe lone access was made as a lone worker with a telephone buddy system. The logbook and test certificates were viewed with the Warden, Honor Wright, who was able to provide advice on the church building, the works previously carried out, known issues and safe access, the latter being supported by Cyril Bainbridge, agricultural engineer. Services are held infrequently and have been disrupted due to the pandemic lockdown.
- I.1.3 This is a general report only, as is required for the Inspection of Churches Measure 1991; it is not a specification and must not be used for the execution of the work. The Architect is willing to prepare drawings and specifications, and to arrange all professional work necessary to assist the church in applying for the necessary approvals, and to direct the execution of repairs.
- I.1.4 Where it is recommended that an architect's specification is drawn up for the essential repairs, this is because impartial professional advice is felt to be necessary to ensure appropriate materials and techniques are used to conserve the historic fabric and character of the building. The architect is always available willing to provide informal professional advice to assist in the management of the church, its fabric and interior character.
- I.1.5 Copies of this report are to be distributed to the:
Incumbent
Parochial Church Council
Archdeacon
Secretary of the Diocesan Advisory Committee

I.2 SCOPE AND LIMITATIONS OF THE SURVEY AND DUTIES OF THE CHURCH IN CARRYING OUT THE WORKS

- I.2.1 This report is based on the findings of an inspection made from the ground with monocular or other safely accessible places which can be easily reached, or from telescopic ladders. Inaccessible voids and hidden construction were not opened up.
- I.2.2 It is emphasised that the inspection has been purely visual. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible; I am therefore unable to report that any such part of the property is free from defect.
- I.2.3 The report is restricted to the general condition of the building and its defects and does not include physical laboratory analysis.

- 1.2.4 The electrical services, heating apparatus and drainage systems were not tested. Recommendations on tests and testing these together with servicing/annual maintenance on other equipment and fittings is outlined later in the report.
- 1.2.5 This Quinquennial Inspection Report should be read in conjunction with previous Q.I. reports, and ad hoc reports. Repairs not done, deferred repairs and parts of the church to be kept under observation, or mentioned in previous reports, are deemed to form part of this Quinquennial Inspection.
- 1.2.6 No assessment on the value of the building or optimum level of insurance has been made. The P.C.C. have a considerable number of options regarding the type of Insurance cover, which may be taken out. Further information and guidance without charge may be obtained from the Ecclesiastical Insurance Group (Telephone 01452 503 456) and, the pamphlet 'Insuring your Historic Building - Churches and Chapels' by English Heritage and the Royal Institution of Chartered Surveyors, obtainable from Historic England, 37 Tanner Row, York, YO1 6WP, tel. 01904 601 901.
- 1.2.7 Where a Lay Rector or other body is responsible for the repair of the Chancel, the Architect will, upon request, supply a separate copy of the report dealing solely with the repairs to the Chancel.
- 1.2.8 The Care of Churches and Ecclesiastical Jurisdiction Measure 1991, code of practice (published 1993 and available from General Synod Office, Fifth Floor, Church House, Great Smith Street. London SW1P 3AZ Tel: 0207 897 1557 Fax: 0207 898 1449 – www.chpublishing.co.uk), provides basic guidance on the new legislation governing those who are concerned with the care or conservation of churches.
- 1.2.9 In addition to the Architect undertaking a Quinquennial survey, the Measure requires the churchwardens to compile and maintain:

a) A full terrier of all lands belonging to the church.

b) A full inventory of all articles belonging to the church. As well as a written record of articles, adequate photography record is advised. Assistance with such a major undertaking may be obtained through the voluntary services of the National Association of Decorative and Fine Art Society (NADFAS) at NADFAS House, 8 Guildford Street, London WC1N 1DT telephone 0207 4300730.

c) A logbook containing a full note of all alterations, additions and repairs to the church, the land and other articles belonging to it.

The form of these documents is to comply with the recommendations made by Church Care, Cathedral and Church Buildings Division, Church House 27 Great Smith Street, London SW1P 3AZ, tel. 0207 898 1863, email: churchcare@churchofengland.org, www.churchcare.co.uk

- 1.2.10 The Churchwardens must also inspect the fabric of the church and all articles belonging to it at least once a year and make an annual report to the Parochial Church Council (P.C.C.). The inspecting Architect should be kept in the informed on a year-by-year basis. He is available to offer some general advice to assist the churchwardens, at no charge. Further advice may be found in the pamphlet 'How to look after your Church' obtainable from Church House Book shop, Fifth Floor, Church House, Great Smith Street. London SW1P 3AZ.

- 1.2.11 **ACCESSIBILITY:** Under the Disability Discrimination Act of 1995, and Equalities Act 2010 duties are imposed on service providers (churches) as follows:

Service providers must make "reasonable adjustments" to the physical features of their premises to overcome physical barriers of access. It is advised the Church carry out a Disability Access Audit where one has not already been undertaken. The Architect would be pleased to advise on this. Where the Church is of such architectural importance physical changes cannot be achieved without harm or unacceptable disruption to the fabric, a compromise may be acceptable i.e. temporary wooden/aluminium ramps.

A useful publication detailing access to Church buildings with check list is 'Widening the eye of the needle' by John Penton, published by Church House Publishing, Church House, Fifth Floor, Church House, Fifth Floor, Church House, Great Smith Street. London SW1P 3AZ Tel: 020 7898 1557 Fax: 020 7898 1449

- 1.2.12 The Architect advises a copy of this Quinquennial Inspection Report is to be appended to the logbook, together with the Churchwardens' Annual Reports.
- 1.2.13 All repair works other than the most basic maintenance work (i.e. cleaning out of rainwater goods), must receive Faculty permission from the Chancellor of the Diocese, or Archdeacon's Licence List A or B.
- 1.2.14 The Architect will be pleased to advise on the procedure for obtaining the necessary permissions. Advice may also be obtained from The Secretary of the Diocesan Advisory Committee for the Care of Churches or The Archdeacon

Details of whom may be obtained at: Diocese of York, Aviation House, Clifton Moor, YORK.

1.3 RECOMMENDATION PRIORITIES

- 1.3.1 The condition is generally summarised into four categories: good, fair, poor and very poor. The latter two requiring attention during the quinquennium; fair may require some work to prevent condition deteriorating to poor during the quinquennium. I have assessed priority against the structural soundness and safety of the building, wind and watertightness, and overall durability, condition and fitness for purpose.
- 1.3.2 Some items can be undertaken through self-help or voluntary assistance. Those caring for the church will know their capabilities, skills and resources to undertake self-help activities. I have not identified within the report which works this might refer to, but I am happy to discuss if guidance is needed.
- 1.3.3 The following codes have been used to designate the priority with which works should be addressed:

- | | |
|-----------|---|
| A | Urgent, and requiring immediate attention (Significant failure or unacceptable health and safety risk) |
| B | Requiring attention within 12 months |
| C | Requiring attention in the next 18-24 months |
| D | Requiring attention within the next 5 years |
| D+ | Requires planning for attention within the next 5-10 years |

- E A desirable improvement with no particular timescale
F Requiring further investigation within 1 year
O Observation, an item to be kept under observation
M An item of routine maintenance

I.4 LOGBOOK AND DOCUMENTS AVAILABLE AT INSPECTION

I.4.1 The Logbook could be better organised.

Key documents and oral reports were available to inform and support the Quinquennial Inspection

I.4.2 WORKS SINCE LAST INSPECTION

Routine ongoing maintenance to exterior, interior and churchyards.
Churchyard Maintenance, completed QIR works

Refix loose slates
Test electrical systems
Cleanout rainwater goods
Headstone annual tests
Sweep tower floor
Ventilation to Porch
Drainage chancel at porch door

Outstanding
Redecoration of cast iron rainwater systems
Phase 1 Mortar removals
Nave ceiling strengthening
Improve ventilation to south porch
Bell frame restoration, in discussion
Fit drain to south porch

Long term works requiring future planning
Roof covering renewal
Phase 2 stone mortar repairs
Reglaze clear glass windows
Rehang bells.

I.5 HISTORY, LIST DESCRIPTION: Grade I ITEMS OF INTEREST

I.5.1 The building is not listed but does contain several items of historic interest, including the two bells, the font and memorial panel.

I.5.2 Constructed circa 1842, not in any discernible historic style. The name of the architect has been lost in time.

I.5.3 Despite the building not being listed, its traditional solid wall and floor construction and vented roofs means that all the environmental and materials principles that relation to historic buildings are relevant to its sustainable care. This includes ensuring the building fabric is breathable, the fabric is kept watertight and modern not breathable materials are avoided.

I.6 ACCOMMODATION

1.6.1 The accommodation comprises of South Porch, Nave, Chancel, West Tower with small Belfry. Font located adjacent to south door.

1.6.2 Mature church yard, open to burials, accessed from west via gate and path from highway. East Churchyard is waterlogged ground and allowed to naturalise.

1.7 FIRE PRECAUTIONS

1.7.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006. (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from your insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables and so on). Care needs to be taken with the use of dry powder extinguishers in sensitive heritage surfaces which can suffer permanent damage.

1.7.2 Extinguishers to be located at the exits (H₂O), the Organ (CO₂) and in the plant space where applicable.

1.7.3 The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

1.7.4 All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church logbook and on the individual extinguishers.

1.7.5 (A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house where applicable, as detailed below. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with the Church Logbook).

1.7.6 Summary:

Location	Type of Extinguisher
General Area	Water
Organ	CO ₂
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

1.7.7 The appropriate extinguishers were noted as present during the inspection.

1.7.8 Priority M: FIRE EXTINGUISHERS AND PRECAUTIONS: Routine annual test, check and examination of extinguishers and fire risk assessment.

1.8 MANAGEMENT OF ASBESTOS

1.8.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the

building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

- 1.8.2 An assessment has not been covered by this report; physical testing of materials not undertaken as part of the survey.
- 1.8.3 An asbestos register should be available for any Contractors working on the building.
- 1.8.4 Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building
- 1.8.5 When construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out.

1.9 PROTECTED WILDLIFE AND HABITATS

- 1.9.1 A number of wildlife species typically found in churches and churchyards are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works.
- 1.9.2 Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

1.10 ACCESSIBILITY

- 1.10.1 The Church of St Micheal is accessible and in most areas meets the primary objectives of the Equality Act 2010 which establishes the requirement for reasonable accessibility to the historic environment and 'public' buildings. Some improvements are possible. There are no toilet facilities on site.
- 1.10.2 A general assessment of any relevant access restrictions caused by the existing building fabric is included in the report. For a more detailed review, the PCC should compile or commission an accessibility audit and report.
- 1.10.3 The degree of compliance with the Act's requirement 'to provide reasonable adjustments', must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

I.10.4 There is no facility for onsite designated accessible parking spaces, on street parking is available.

I.10.5 Within the church the nave floor is level access; the Chancel has single step access.

I.10.6 Induction loop system.

I.11 INSURANCE

I.11.1 The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the Church's insurers are notified.

I.12 CONSTRUCTION WORK HEALTH AND SAFETY

I.12.1 Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. 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 PCC of the building and churchyard.

I.12.2 The Construction (Design and Management) Regulations 2007

I.12.3 The PCC are reminded that construction and maintenance works undertaken may require the appointment of a competent CDM Principal Designer, Designer and Principal Contractor, in order to discharge their legal responsibilities.

I.12.4 The role of the CDM Principal Designer, which can be performed by the architect, is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

I.13 CARBON FOOTPRINT

I.13.1 It is recommended that an assessment is undertaken of heating, lighting and energy use and conservation measures to inform how in the long-term energy saving measures can be considered. This will comprise assessment of carbon neutral sources of energy input and measures to retain energy within the building. During any works, measures to improve carbon neutral energy generation and energy retention should be adopted either piecemeal or comprehensively under a major refurbishment project. It is recommended that these are considered within the scope of any development in the use of the church.

I.13.2 On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix, and the Sustainability Countdown to 2030 section below.

I.13.3 The Church of England Research and Statistics Team has created an **Energy Footprint Tool**. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a **Diocesan Environmental Officer** in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to **further resources**.

I.13.4 Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these. The following gives you a suggested timetable to address in the next five years, as we prepare for 2030 (references relate to the PPNZC): [List follows, combining items from the report with non-condition items from the PPNZC, such as renewable electrical tariff.]

I.13.5 Priority D: CARBON FOOTPRINT AND ENERGY SAVING MEASURES: Consider improvements within the scope of any project and generally review opportunity.

I.14 CHURCHYARDS

I.14.1 The churchyard is well managed and in good presentable safe condition. The churchyard is a popular village for residents and visitors. There is good environmental biodiversity at the east churchyard with naturalised plants and water course. Further meadow diversity could be developed within areas of the churchyard by adjusting the mowing regime.

Following heavy storm, wind and snow and extended periods of drought, inspections should be carried out of the condition of the trees, so that any changes in condition can be assessed. If in doubt an arboriculturalist can advise. Likewise, an inspection should be carried out following such weather of the boundary walls.

I.15 ROUTINE MAINTENANCE AND PROPERTY CARE

I.15.1 The repairs recommended in the report will with the exception of some minor maintenance items be subject to the Faculty Jurisdiction and Archdeacon Licence.

I.15.2 Although the Measure requires the church to be inspected every five years, it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. It is recommended the Churchwardens make a brief annual inspection of the fabric and furnishings of the church, and to prepare a summary report for the PCC and the Annual Parochial Church Council Meeting.

Following heavy storm, wind and snow, inspections should be carried out of the condition of building envelope of any damage caused.

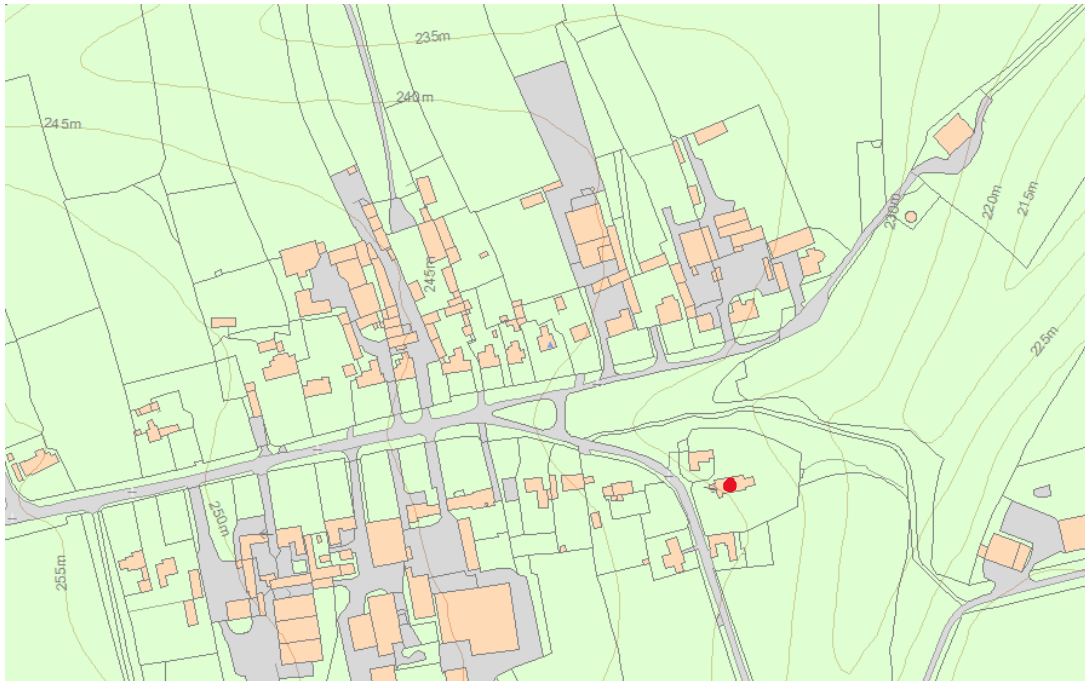
- 1.15.3 The PCC are advised to enter into a contract with a local heritage builder for the cleaning-out of gutters, valleys, hoppers, downpipes and gullies twice a year; towards the end of Autumn (November) and beginning of Spring (April). This should include the fixing of loose roof materials and service of doors and gates.
- 1.15.4 Cement based mortars, renders, plasters and products, and modern polymer-based emulsion and proprietary sealant systems, which prevent breathability of the historic fabric, should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.
- 1.15.5 Further guidance on the inspection and the statutory responsibilities are contained in "A Guide to Church Inspection and Repair" and "How to Look After Your Church". "The Churchwarden's Year" gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in "Handle with Prayer". All these booklets are published by the Council for the Care of Churches.
- 1.15.6 Society for the Protection of Ancient Buildings (SPAB): Faith in Maintenance is an initiative which aims to help volunteers who look after historic places of worship by providing free training days to help them understand how their building works and how to solve problems caused by leaking gutters and blocked drains. Faith in Maintenance courses are open to volunteers from any faith group with an historic building to care for, listed or unlisted. For more information see <http://www.spab.org.uk/noticeboard/faith-in-maintenance/>
- 1.16 GRANTS**
- 1.16.1 Listed Places of Worship have been able to reclaim a proportion of VAT paid on eligible works (usually repairs carried out by building contractors) from the grant scheme. Further details are available at www.lpwscheme.org.uk A list of grant giving bodies can be obtained from the Diocese.

National Churches Trust, condition of grant is the church needs to be open 100 days per year.
Yorkshire Historic Churches Trust
Garfield Weston Foundation
All Churches Trust

1.17 DATE OF NEXT INSPECTION

- 1.17.1 Date of Next Quinquennial Inspection November 2026

2.0 LOCATION AND BUILDING PLAN



Site Location Plan

Church Floor and Roof Plan – Not available

3.0 REPORT ON THE EXTERIOR

ROOF COVERINGS, PARAPETS AND ASSOCIATED ITEMS

3.1 Description

- 3.1.1 NAVE, CHANCEL AND SOUTH PORCH ROOFS: Shallow pitched timber trussed roof construction with welsh slate coverings on battens with torched back, no underlay. Stone ridge bed in mortar. Abutment to west tower over-cloaked and stepped lead flashing. Nave abutment to east and west gables mortar flaunched beneath square gable copings. Chancel roof Abutment to Nave east gable over-cloaked and stepped lead flashing. abutment to east gable mortar flaunched beneath square gable copings. Dripping sprocket eaves into half round cast iron gutters supported on iron wall brackets, single downpipe outlet at northeast and southeast eaves, discharging into ground and gully. South Porch as Nave and Chancel, abutments are flaunched.
- 3.1.2 TOWER: shallow pyramidal hipped Welsh slate covered roof with lead hips and apex cap. Not accessible from internally only partially seen from distance with high-powered monocular.
- 3.1.3 Internally the Nave and Chancel roof trusses support the flat lime plastered ceiling joist arrangement, some past repairs.
- 3.1.4 Condition: ROOF COVERINGS NAVE, CHANCEL AND SOUTH PORCH: Poor. Multiple areas of slipping and lifted slates, several cracked/fractured slates. Ridge tile bedding is open and missing in places with open joints. Gable copings have open joints. Pointing to flashing at southwest nave roof has become loose. Cracking to mortar flaunching detail to gable abutment. Evidence of multiple tingle repairs to secure slipped slates, some of these need attentions to ease back into position. Some evidence of water ingress beneath south of Nave slope at Nave ceiling. Former roof space fire, possibly from stove flue has weakened timbers and resulted in two rafter ends not connecting to the ridge plate.
- 3.1.5 Condition: ROOF COVERINGS NAVE, CHANCEL AND SOUTH PORCH: The roof coverings are generally watertight but at risk of water ingress during wind driven conditions. Under severe storm and extreme wind there is a greater risk of damage. The Chancel coverings south are in poorest condition and at greatest risk.
- 3.1.6 Condition: TOWER ROOF: access prevented inspection of the exterior. The internal structure is severely decayed. There is evidence of past water ingress, this appears to have been addressed. Some greening of timbers and beetle activity suggests water ingress continues.
- 3.1.7 TOWER ACCESS: It is recommended safe access to the external coverings of the Tower and guttering in made for close inspection and maintenance.
- 3.1.8 Photographic illustration of defects.



Chancel Roof south: note slate disruption at east gable, rotation of gable coping also noted.



Roof structure settlement and spread has loosened the wall head and masonry at the Nave east gable return where there is insufficient tying of the roof. (Note diagonal cracking).



Loadbearing rafters cut short, scorched ridge plate.



Water ingress damage at Belfry floor from Tower roof above.



Significant timber decay at the structural joints of hips and kingpost.



Tower Roof; timber plate repair to bottom cord.



Tower apex lead capping appears in two layers with possible hollow, this may be channelling water into structure. Parapet is open jointed and masonry beneath dressed stone parapet is very open jointed.

- 3.1.9 **Priority B: ROOF COVERINGS LOCAL MAINTENANCE REPAIRS:** It is recommended that a specialist roofer is employed to undertake maintenance repair to the existing roof coverings so the roof can be maintained in as good a watertight condition as possible give the underlying issues. This should be adequate to enable the management of the roof for the next 5 years. Works to include: isolated renewal of cracked missing slates; resecure slipping slates; adjust tilted slates to lay level; isolated spot pointing to ridge and gable copings; isolated fixing of loose lead flashings and associated pointing. Establish safe access to Tower Roof and carryout any holding maintenance works necessary to coverings and gutter.
- 3.1.10 **Priority D: ROOF SPACES AND BELFRY:** Treatment for beetle and wood boring insect eradication.
- 3.1.11 **Priority D+ (10-15 years): ROOF COVERING COMPREHENSIVE RENEWAL:** The comprehensive renewal of the roof is likely to be necessary in 10-15 years depending on the severity of weather during that period. This work should plan to address any structural issues with the roof, including the decay of the Tower Roof structure; the roof and wall head spread adjacent to the gables; damaged rafters. An underlay should be installed. Thermal insulation with roof ventilation should also be planned for.

3.2 LIGHTNING PROTECTION SYSTEM

3.2.1 Not applicable.

EXTERNAL RAINWATER DISPOSAL SYSTEMS

3.3 ABOVE GROUND DISPOSAL SYSTEMS

- 3.3.1 Description: Eaves to Nave, Chancel and South Porch all have cast iron half round profiled gutter on metal brackets. Each eave falls to a single cast iron downpipe. Tower roof, assumed parapet lead back gutter, discharges at north through spitter to upvc downpipe, discharging into ground. Ground gulley at south collects into outlet and below ground pipe.
- 3.3.2 Condition: Cast Iron Wares are in fair for age. Refurbishment and redecoration of the cast iron wares is due. Porch gulley is blocked; North nave and Tower outlets discharge into ground. There does not at this stage appear to be associated structural movement, this may occur if the current arrangement continues. An alternative to the ongoing commitment of maintaining the cast iron wares is replacement with a pre-finished aluminium system such Alumasc, this will be an initial higher cost with lower future maintenance. Given the building is not listed, this seems a reasonable alternative.
- 3.3.3 Photographic illustration.





North discharge into gulley and ground. Wall saturation at Chancel where downpipe shoe is positioned too high.



South discharge into gulley collection.

- 3.3.4 Priority D: RAINWATER DISPOSAL SYSTEM CAST IRON WARES:** Service, refurbishment and redecoration during the quinquennium. Carry out adaptations to the Tower and Nave North ground outlets to discharge collected water well away from building.

3.3.5 **Priority M: MAINTENANCE:** Twice per year clearance of gutter and gulley debris. The gutters and gullies were adequately clear at the inspection. Eaves gutters to Nave, Chancel and South Porch were clear and free flowing. Clear blocked gulley at South Porch.

3.4 BELOW GROUND RAINWATER DISPOSAL SYSTEMS

3.4.1 Description: There appears to be a below ground system at north and south, it is not known where these drain to. The drains below ground were not inspected. Clearance and investigation may be beneficial to ensure water is taken away from the building.

3.4.2 CONDITION: to be confirmed following investigations.

3.5 GROUND LEVEL PERIMETER

3.5.1 The ground level at the wall to churchyard appears to be reasonable and does support the drying out of the wall base albeit cement pointing has been used for past repairs.

EXTERNAL MASONRY AND WALL FEATURES

3.6 WEST FRONT EXTERNAL and INTERNAL WALLS AND MASONRY

3.6.1 Description: Evidence of phased development indicated nave, west tower, Chancel and South Porch (circa 1920) were constructed in phases rather than as a single building. Some evidence of earlier plinths. Solid wall limestone course rubble with dressed sandstone reveals and details to window apertures. Moulded profiled cornice to wall head beneath eaves, small off set to wall base. Masonry largely re-pointed in cement pointing. Large ashlar sandstone blocks to tower parapet, probably reused from elsewhere with reused squat corner finials. Gable capped with plain square coping.

3.6.2 CONDITION:

3.6.3 Structure: Generally, the wall structures appear structurally sound with few signs of significant structural concern. The spreading of the roof at the abutments to nave east gable are causing the slippage of the wall corner head. This can also be seen in the slippage of the Chancel cornice south side. The gable coping at the chancel east gable is rotating back, unless curiously built with a backward fall. Some localised cracks, at south porch above arch.

3.6.4 Masonry: The masonry units are in fair condition, there are localised areas where the masonry is delaminating in large section depths up to 4", at the northeast corner of the tower above the nave roof and at the Chancel north east corner. Localised disruption of masonry at Chancel and South Porch gable apex stones which are now more susceptible to water ingress. Some bursting of stone at the Nave east gable upper level. Fractured but stable stone a north nave wall.



Tower Masonry: stone delamination.



Masonry fracture at Chancel northeast corner. This could be exacerbated by ground substructure movement and ground water

- 3.6.5 Pointing: some areas of localised and defective pointing where cements are deteriorating. The upper 8 courses of the west tower are very open and in poor condition, internally these open joints have been erroneously filled with an expanding foam; this creates a challenging repair issue for the wall head of the Tower, the ashlar parapet is also open and permitting water into the wall head below. The pointing repairs to the high-level masonry of the Tower are the priority for this element of the building. Pointing should only be executed in lime mortars without any Portland cement or other additives. (Lime mortar will help the transfer of moisture out of the wall and masonry and help its preservation). The cement pointing is now entering a phase of detaching from the building, this is not a concern and walls are generally watertight. In due course repointing will be beneficial, some localised spot pointing could be carried out to more vulnerable areas.

- 3.6.6 Windows: Generally, the window masonry surround are in good order.
- 3.6.7 Nave: The north and south walls of the nave display an outward lean, diagonal crack at mid-point of south wall.
- 3.6.8 Nave: There is disruption of the stone courses and cement render at the seat of the roof truss ends and adjacent walling. There is a particularly open section at the east truss south seat. It is noted that the timber truss and rafters are embedded into the wall had and encased in masonry and cement rendered internally. This detail presents a risk to the timber from damp and beetle decay and means it is essential to ensure the wall head is kept dry.



West Tower Open joints and missing masonry to course rubble, open joints at ashlar.



West Tower Open joints filled with adhesive expanding foam – difficult to repair

- 3.6.9 Priority D: WALLS: MASONRY POINTING: It is recommended that that the open joints to the wall head of the Tower are pointed and missing masonry replaced, including the three square holes at the lower Bell Frame level. If this work is deferred for a significant period could lead to worsening of the wall and loosening of the masonry.
- 3.6.10 Priority D: WALLS: MASONRY POINTING: It is desirable to carry out spot pointing of open joints.

4.0 REPORT ON THE INTERIOR

4.1 INTERIOR CHARACTER AND USE OF THE SPACES

- 4.1.1 The interior of St Michael's Church has simple plain character with simple proportions. The decorative scheme of deep violet painted ceiling and chancel arch are not to everyone's taste and means the subtle violets in the colour glass are unable to effectively modify the light entering the church.
- 4.1.2 St Michael's Church has a basic provision with no lavatory or hospitality facilities other than a portable kettle. This has served the community adequately over the centuries and at present there is little justification and desire for improving the facilities with the church.
- 4.1.3 The interior is in serviceable condition for the present uses.

4.2 INTERIOR ENVIRONMENTAL CONDITIONS

- 4.2.1 The environmental conditions within the church interior are in fair condition. There is little evidence of significant damp and microbiological growth. Maintaining the rainwater disposal system, roof coverings and interior have all helped to keep the interior in good order. There is some evidence of damp affecting the ceiling, remedial maintenance works to the roof will help in managing this.

4.3 INTERIOR

- 4.3.1 Arrangement: South door is used as the principal and only access. Font located in southwest bay of Nave. Two blocks of timber pew benches on timber pew platforms with carpet overlay to central bay of nave and Chancel. An area of pew bench removal has created a family friendly area. Timber reading desk at southeast, pulpit at northeast of Nave. Timber Altar with three cusp head arches. Vestry cupboard at west bay of nave.
- 4.3.2 WALLS: Nave and Chancel painted plaster without detail to the openings. Condition, fair and serviceable for use. Some local patch deteriorations due to low level damp
- 4.3.3 Interior walls are generally free from significant rising damp, some isolated areas can be seen.
- 4.3.4 ROOFS AND CEILINGS Horizontal painters lime plaster ceiling other than where replaced with plasterboard at west end of Nave. Nave roof structures are generally in fair condition other than where previously mentioned isolated defects. Deflections have been a concern in the past and a programme of strengthening has been commenced. It is recommended this continues to central nave section as previous QIR 2016. Spaces are moderately dry, self-infiltrating air movement, though no designed ventilation. Where inspected the back of plaster, the laths and fixing to ceiling joists appeared in fair condition. South Porch oak ceiling in good order.

4.3.5 The purlins and rafters and trusses of the Nave appear in fair condition, though a detailed structural inspection wasn't carried out.

4.3.6 FLOORS: Nave and Chancel floor comprises raised timber floor. York stone paved to South Porch in good order.

4.3.7 Chancel Floor: Comprises of two steps up to raised timber floor.

4.3.8 Condition: fair, though difficult to access due to carpet.

4.3.9 Priority D: CEILING REINFORCEMENT: Continue programme of ceiling reinforcement to nave centre ceiling.

4.4 TOWER SPACE

4.4.1 Description: Limewashed plastered walls. Tired but serviceable for the use of the space as a general store. Ladder access to half gallery accessing nave roof and further ladder access to Belfry. Contains electrical intake supply and consumer unit.

4.4.2 Timber Gallery: safe to use with care and guidance. Some past timber decay, serviceable for use.

4.4.3 Condition: BELFRY has been in poor condition in the past, some clearing out of debris has taken place during the last quinquennium. The mesh guards to Belfry openings are adequately secure.

4.5 SOUTH PORCH

4.5.1 Consider improving ventilation to air fabric. This could be trialled by opening doors and windows during summer weather to encourage natural airing of building.

5.0 REPORT ON THE MAIN FITTINGS

5.1 FITTINGS and FIXTURES:

- 5.1.1 ALTAR: Timber, in good condition.
- 5.1.2 FONT: Stone octagonal font with conical timber cover. Condition good.
- 5.1.3 PULPIT: Octagonal oak panelled Pulpit, condition good.
- 5.1.4 LECTERN: Simple timber Lectern, condition good.
- 5.1.5 NAVE PEW BENCHES: Painted pew benches in two blocks, secured to the raised timber pew platforms. Secure and serviceable condition. Evidence of beetle attack.
- 5.1.6 WALL MEMORIALS: Single marble incised plaque, appears secure and little sign of detaching.

5.2 ORGAN

- 5.2.1 Not applicable.

5.3 BELLS

- 5.3.1 Description & Condition: Two bells, small bell circa 1300 (bell is listed by the Council for the Care of Churches as being worthy of preservation), larger bell 1662. Frames, timber three low sided frames in parallel.
- 5.3.2 Condition: Poor condition and will require rehangng to bring back into use. fully seized and unsafe to use. Refer to E. John Arthur 2016 detailed report on the Bells, referring to opportunity for restoration and funding. Repairs should only be undertaken by experienced professionals in the field. Short term recommendation lubrication of gudgeons and bearings and greasing of staples. Programme of Bell restoration and funding options should be considered.
- 5.3.3 **Priority E (Desirable): commence bell restoration project as E John Arthur's report 2016.**



6.0 WINDOWS

- 6.1.1 Windows are glazed in clear and coloured diamond leaded set in single light round head windows.
- 6.1.2 Glazing, ties, lead matrix and tie bars are all in fair order to all windows. Adequately watertight. Some deterioration to the external mortar pointing which may need attention during the quinquennium if not the next.



7.0 REPORT ON THE BUILDING SERVICES, INSTALLATIONS AND EQUIPMENT

7.1 MECHANICAL HEATING SYSTEM

- 7.1.1 There are no mechanical services within the church.

7.2 ELECTRICAL INSTALLATION

- 7.2.1 Description: Fixed wired electrical system providing lighting and power; mains supply is to Tower consumer unit.]Circuits providing supplies to switched socket power outlets; lighting installation

- 7.2.3 QUADRENIAL TEST AND INSPECTION: The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) every four years by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with the church log-book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the exposed wiring selected at random, without the use of instruments.

Test report 4th July 2019 Overall Assessment: Satisfactory. Recommendation the mains board changed to metal.

- 7.2.4 HEATING: No fixed heating system. Portable gas unit.

- 7.2.5 **Priority M: ELECTRICAL SERVICE AND TEST: FWIT (fixed wiring installation test) by qualified electrical engineer each four years. Next due July 2024.**

7.3 LIGHTING SYSTEM

- 7.3.1 Description: The electric lighting system to the Nave comprises decorative hanging lantern fittings, with some spots. Lighting levels are moderately low, exacerbated by the dark ceiling.

7.4 LIGHTNING PROTECTION SYSTEM

- 7.4.1 The church is not fitted with a lightning system.

7.5 Induction Audio Loop

- 7.5.1 TBC

8.0 REPORT ON THE CHURCHYARDS

8.1 GENERAL DESCRIPTION

8.1.1 Description: Large mature churchyard 'open' for burials and interment of ashes, accessed at northwest corner via gate. Narrow concrete paved path to south porch door. The church is located towards the north of the churchyard. The eastern area of the Churchyard has been allowed to naturalise.

8.1.2 Churchyard is well maintained, with routine mowing. This regime could be adjusted to allow increase in meadow and biodiversity with mown paths to graves.

8.2 BOUNDARIES AND GATES

8.2.1 Boundaries to west: field drystone wall with fieldstone copings; condition fair.

8.2.2 GATE: Double timber gate in serviceable working order and fair decorative condition.

8.3 ACCESS PATHS

8.3.1 Description: Level access to the Churchyard from the public highway is provided at the northwest gate entry with narrow concrete path to south door.

8.4 GRAVE MARKERS AND TOMB CHESTS

8.4.1 Description: Several markers are leaning as expected some at a precarious angle. It is recommended the wardens continue their work to arrange for grave markers, standing stones to be annually tested by hand to assess how secure they are.

8.4.2 **Priority M: GRAVEMARKER STONES AND MEMORIALS: Annual inspection of grave markers and memorials to ensure safety.**

8.5 TREES

8.5.1 Description: several mature trees.

8.5.2 A twice annual visual inspection of the mature trees should be carried out each year. Following high wind, storm and other extreme weather, the wardens should inspect the trees to assess any observable changes in condition, seeking professional assistance if necessary. This approach will assist in maintaining the safety of the churchyard and building.

8.5.4 **Priority M: TREES: Annual inspection of trees and following extreme weather events to ensure safety and maintenance Seek professional arboriculturalist advice where needed.**



East Churchyard.

9.0 COLLATED SCHEDULE OF PRIORITIES

9.1 PRIORITY M: MAINTENANCE ITEM

Priority M: FIRE EXTINGUISHERS AND PRECAUTIONS: Routine annual test, check and examination of extinguishers and fire risk assessment.

Estimated value £300.00-£500.00

Priority M: ELECTRICAL SERVICE AND TEST: FWIT (fixed wiring installation test) by qualified electrical engineer each four years.

Estimated value £1,500.00-£2,000.00

Priority M: Gutter and Gulley Clearance: Twice per year, November and April, clear gutters and gullies and inspect roof coverings.

Volunteer

Priority M: GRAVEMARKER STONES AND MEMORIALS: Annual inspection of grave markers and memorials to ensure safety.

Volunteer

Priority M: TREES: Annual inspection of trees and following extreme weather events to ensure safety and maintenance, consider arboriculturalist report.

Volunteer

Priority M: MAINTENANCE: Twice per year clearance of weeds from external path at wall base of church.

9.2 PRIORITY A: URGENT, AND REQUIRING IMMEDIATE ATTENTION (SIGNIFICANT FAILURE OR UNACCEPTABLE HEALTH AND SAFETY RISK)

-

9.3 PRIORITY B: REQUIRING ATTENTION IN 6 MONTHS

- 3.1.9 Priority B: ROOF COVERINGS LOCAL MAINTENANCE REPAIRS: It is recommended that a specialist roofer is employed to undertake maintenance repair to the existing roof coverings so the roof can be maintained in as good a watertight condition as possible give the underlying issues. This should be adequate to enable the management of the roof for the next 5 years. Works to include: isolated renewal of cracked missing slates; resecure slipping slates; adjust tilted slates to lay level; isolated spot pointing to ridge and gable copings; isolated fixing of loose lead flashings and associated pointing. Establish safe access to Tower Roof and carryout any holding maintenance works necessary to coverings and gutter.

Estimated value £2,500.00-£4,000.00

9.4 PRIORITY C: REQUIRING ATTENTION WITHIN 18-24 MONTHS

x

9.5 PRIORITY D: REQUIRING ATTENTION WITHIN 5 YEARS

1.13.5 Priority D: CARBON FOOTPRINT AND ENERGY SAVING MEASURES:
Consider improvements within the scope of any project and generally review
opportunity.
Volunteers

3.1.10 Priority D: ROOF SPACES AND BELFRY: Treatment for beetle and wood boring
insect eradication.
Estimated value £1,500.00-£3,000.00

3.3.4 Priority D: RAINWATER DISPOSAL SYSTEM CAST IRON WARES: Service,
refurbishment and redecoration during the quinquennium. Carry out adaptations to
the Tower and Nave North ground outlets to discharge collected water well away
from building.

Estimated value £ 2,500.00-£4,000.00 or volunteers

3.6.9 Priority D: WALLS: MASONRY POINTING: It is recommended that that the open
joints to the wall head of the Tower are pointed and missing masonry replaced,
including the three square holes at the lower Bell Frame level. If this work is deferred
for a significant period could lead to worsening of the wall and loosening of the
masonry.

Estimated value £8,000.00-12,000.00

3.6.10 Priority D: WALLS: MASONRY POINTING: It is desirable to carry out spot pointing
of open joints.

4.3.9 Priority D: CEILING REINFORCEMENT: Continue programme of ceiling
reinforcement to nave centre ceiling.

9.6 PRIORITY D+: LIKELY TO REQUIRE ATTENTION BEYOND THE
QUINQUENNIAL AND LESS THAN 10 YEARS

3.1.11 Priority D+ (10-15 years): ROOF COVERING COMPREHENSIVE RENEWAL:
The comprehensive renewal of the roof is likely to be necessary in 10-15 years
depending on the severity of weather during that period. This work should plan to
address any structural issues with the roof, including the decay of the Tower Roof
structure; the roof and wall head spread adjacent to the gables; damaged rafters.
An underlay should be installed. Thermal insulation with roof ventilation should
also be planned for.

Estimated value £50,000.00 plus £5,000.00 for sheep wool insulation at current
rates

9.7 PRIORITY E: DESIRABLE IMPROVEMENT

5.3.3 Priority E (Desirable): commence bell restoration project as E John Arthur's report 2016.

9.8 PRIORITY F: REQUIRING FURTHER INVESTIGATION WITHIN 1 YEAR

x

9.9 PRIORITY O: KEEP UNDER OBSERVATION

-

Note: all estimated cost values are untested estimates without detailed quantifying of the works or testing by seeking quotes from contractors and specialists. These have been estimated at the time of preparing the report to provide a broad indication of likely budget needs and do not allow for annual increase in the building cost index. Where building works or fundraising activities are being planned, detailed costs should either be sought against a quantifiable scope of work or from contractor estimates for simple maintenance works or from a specialist heritage building cost consultant. Estimates are excluding vat and any professional fees.

Katherine Senior , a member of the PCC of Helmsley

I understand the challenges of keeping our hamlet churches open, especially with aging populations in villages and the prospect of ‘significant and expensive work for repairs and refurbishment, including renovation of the roof’ at St Michael’s, Cold Kirby’.

However, rather than declaring the church closed, could another arrangement be made, such as it becoming a ‘festival church’ and permission given for it to be opened at certain times of the year; or perchance the scheme be postponed for at least a year?

The reason I suggest a possible postponement is this: some of the parishioners of Upper Ryedale created the ‘Upper Ryedale Parish Trail’ for this year’s sponsored Ride and Stride event (9 September 2023), a trail which links all 5 churches in the Benefice of Upper Ryedale, to which St Michael’s, Cold Kirby pertains. On that day alone, £1,600.00 was raised in sponsorship and the Trail is being made official with the support of the North York Moors Authority. It will form part of the proposed Helmsley Pilgrim Trail which will also include the four churches (3 hamlet churches + parish church) in the Parish of Helmsley. Plans for this are already quite advanced. The whole point of the Trails is to raise the profile of our rich Christian heritage, so the churches need to be open for people to visit and, it is hoped, this in turn should generate income for their preservation.

Following a recent article about the Upper Ryedale Parish Trail in the Yorkshire Post (27 September 2023) a number of enquiries about the Trail have been received, including from the Pontefract Walking Group who are interested in bringing a coachload of walkers to enjoy the opportunity to visit these churches and to explore this part of North Yorkshire. Already there is interest from other walking groups, tourist walkers and from people whose interest lies in visiting the churches for their historic and spiritual value.

I have always considered that these precious buildings are for the benefit of all (both now and for future generations) not just for ‘us’. I hope the above information may help in decision-making over the future of St Michael’s, Cold Kirby.