

**The Rectory, 11 Church Road, Ballynure  
Ballynure & Ballyeaston  
Antrim  
Connor**

**Quinquennial Inspection Report**

**April 2025**

**McCOLLUM CONSERVATION**

HISTORIC BUILDING CONSULTANTS | CHARTERED BUILDING SURVEYORS

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APPENDIX A – Photographic Record

# CONCLUSIONS AND RECOMMENDATIONS

## CONCLUSIONS

The condition of this house, particularly its outbuilding and Utility Room, has deteriorated substantially since the date of the last inspection and the outbuilding is now in a dangerous state. It is understood that the Select Vestry has appointed an Architect to oversee a scheme of alteration which will demolish the outbuilding, Utility Room and Conservatory and replace with a modern Utility Room and Family space. As part of this work the repair items raised in this report could be included.

Until the shed is demolished, it is recommended (for health and safety reasons) that there should be no access to the rear yard and certainly not to the shed (which seems to remain in use).

## MAINTENANCE STANDARD

<b>Poor</b> Evidence that regular maintenance is not being carried out	<b>Basic</b> General; a reactive situation	<b>Good</b> Proactive approach to maintenance
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## RECOMMENDATIONS FOR REPAIR

CATEGORY	ITEM	ESTIMATED COST
A Immediate item	Re-fix carpet to landing.	£ 100
	Cordon off rear yard and make safe outbuilding. Prevent access to the outbuilding and rear yard.	£ 6,000
B Within 12 months	Phase 1 window renewal.	£ 5,000
C Within 2 years	Ongoing slate repairs to roof.	£ 1,200
	Phase 2 window renewal.	£ 7,000
E Improvement	Re-slate pitched roofs.	£20,000
	Repairs to external and internal walls included with planned refurbishment.	To be confirmed
	Repairs to access to roof spaces included with planned refurbishment.	To be confirmed
	Repairs to Utility Room units included with planned refurbishment.	To be confirmed
	Improvements to energy efficiency included with planned refurbishment.	To be confirmed

# INTRODUCTION

## BRIEF DESCRIPTION AND LOCATION

The Rectory is a detached, two storey house with attached Utility Room, serving as a link to former Stables. The house appears to date from the late 19<sup>th</sup> century, but is much altered.

The structure consists of cell walls, finished externally with squared and snecked basalt and roughcast render with plaster internal finishes. Roofs are timber cut, finished with natural slate.

The site is extensive, and the house sits to the rear with lawns, shrub beds, bitmac driveway around and with the front boundary unmarked and running to a paddock.

For the purposes of this report, the front elevation is taken to face south.

Accommodation comprises:

Ground Floor: Vestibule, Entrance Hall, Sitting Room, Study, Kitchen, Conservatory, Utility Room, Boiler Room, Family Room, Toilet and Stores.

First floor: Landing, 4 No Bedrooms (1 with Ensuite), Bathroom and Hot Press.

Site: Two storey outbuilding and extensive site laid out in grass lawns, shrub beds and bitmac.

## LIMITATIONS OF THE REPORT

The report is strictly private and confidential to the Church of Ireland. Whilst it may be shown to its professional advisors, the contents are not to be disclosed to or made use of by any third party without our express written consent. Without such consent, we can accept no liability to any third party.

The report is based upon a visual assessment of those parts of the building which are accessible, visible and readily available for examination from ground and floor levels (without risk of causing damage to the property or injury to the surveyor). No works of an investigative nature have been undertaken, or floor or wall covering removed unless otherwise stated.

No testing of the electrical, mechanical and heating systems (including fires, stoves and flues) was undertaken and the inspection is confined to a visual one of the system where exposed.

Externally the report is based upon an inspection from ground level. Where appropriate a surveyor's 12' ladder and local vantage points are used.

Broad cost estimates are provided, and these do not include VAT, professional or statutory fees or decanting. Repairs are grouped according to condition, but grouping work could provide economies of scale. The estimates have not been corroborated by tenders and are based on the visual assessment (with no measurements taken) and so are a rough guide to allow the parish to consider how it

might proceed. All repairs should be based on drawings and specifications followed by a fixed tender from suitable building contractors before any work is undertaken.

Finally, the report is not specialist research into the presence of contamination by any harmful substance, nor an asbestos inspection as defined by the Control of Asbestos in the Workplace Regulations.

The survey was undertaken on 10 April 2025 in cool, clear and calm weather conditions.

## **REPORT FORMAT**

The report is in seven sections with these considered on an elemental basis. Where repairs are recommended, they are categorised as:

- A – Requiring immediate attention
- B – Requiring action within 12-months.
- C – Requiring attention within 2 years.
- D – Requiring attention within 5 years.
- E – Improvement.

# EXTERNAL CONDITION

## ROOFS

### Description

Natural slate, pitched roofs and single layer membrane to flat roofs.

### Condition

The slate roofs are in the last third of their life with further evidence of slipping slates. Slate repairs are needed, but it might be economically sensible to re-slate this roof as part of the larger alterations being planned.

Repair	Cat	Cost
Ongoing slate repairs to roof.	C	£ 1,200
Re-slate pitched roofs.	E	£20,000

## RAINWATER GOODS

### Description

Pressed aluminium moulded to gutters, plastic downpipes.

### Condition

Gutters are in reasonable condition.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## WALLS

### Description

Solid walls, finished externally with basalt and rendered panels.

### Condition

Solid walls appear to be sound.

The timber framed walls to the Utility Room have deteriorated significantly since the date of the last inspection and will be renewed as part of the larger scheme planned.

Repair	Cat	Cost
Repairs included with planned refurbishment.	E	To be confirmed.

## WINDOWS, DOORS AND EXTERNAL TIMBERS

### Description

uPVC faced eaves and double-glazed window units with raised and fielded, painted timber front door.

### Condition

Windows are now beginning to fail and as part of the larger scheme of work some should be renewed.

The uPVC framed Conservatory is reaching the end of its life, with many of the glazing panels failed and is to be replaced as part of a wider scheme.

Repair	Cat	Cost
Phase 1 window renewal.	B	£5,000
Phase 2 window renewal.	C	£7,000

# INTERNAL CONDITION

## ROOF SPACES

**Description**

Timber cut roof with slates but with no access.

**Condition**

Access to the roof space should be improved as part of the wider scheme planned.

Repair	Cat	Cost
Repairs included with planned refurbishment.	E	To be confirmed.

## CEILINGS

**Description**

Lath and plaster, plasterboard and skim.

**Condition**

Ceilings are in reasonable condition.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## WALLS

**Description**

Timber stud and solid with plaster, sometimes dry lined.

**Condition**

Walls appear to be in reasonable condition, with no sign of major failure. The exception would be the Utility Room, which has deteriorated since the date of the last inspection, with heavy condensation and decay noted. This Utility Room is to be demolished shortly and re-built.

Repair	Cat	Cost
Repairs included with planned refurbishment.	E	To be confirmed.

## FLOORS

**Description**

Timber suspended and solid.

**Condition**

Floors are generally sound underfoot. Where a carpet is working loose to the landing, it poses a trip hazard and this should be rectified immediately.

Repair	Cat	Cost
Re-fix carpet to landing.	A	£100

## DOORS AND JOINERY

### Description

Panel doors and moulded joinery.

### Condition

Reasonable.

### Repair

	Cat	Cost
None suggested in this reporting period.	--	--

# SERVICES

## ELECTRICAL

**Description**  
 Plastic sheathed system of power and lighting.

**Condition**  
 It is understood that the system was tested at the last Quinquennial inspection and therefore should be tested again during the next Quinquennial.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## HEATING AND DOMESTIC HOT WATER

**Description**  
 Oil fired boiler serving panel radiators and copper cylinder.

**Condition**  
 Reasonable given its age.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## KITCHEN UNITS AND SANITARY WARE

**Description**  
 High and low level units to Kitchen and Utility Room.

**Condition**  
 Kitchen units remain in reasonable condition. However, the Utility Room units are impacted by damp and are to be renewed as part of a larger scheme.

Repair	Cat	Cost
Repairs included with planned refurbishment.	E	To be confirmed.

## DRAINAGE

**Description**  
 Foul and surface lines, presumably to main sewer.

**Condition**  
 No reported problems.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

# SITE

## YARD AND BOUNDARIES

### Description

Bitmac driveway, grass front and rear. Stone-built, two storey outbuilding.

### Condition

The condition of the outbuilding has deteriorated substantially since the date of the last inspection and the pitched roof is now partially collapsed and in a dangerous state. This roof should be removed immediately and the building made secure and the rear yard cordoned off to prevent access. Without action, this roof is likely to collapse and perhaps then begin to push the wall head leading to further collapse. Despite its poor condition the shed remains in use and this should cease immediately, again for reasons of health and safety.

### Repair

Cat Cost

Repair	Cat	Cost
Cordon off rear yard and make safe outbuilding. Prevent access to the outbuilding and rear yard.	A	£6,000

# OTHER

## UNIVERSAL ACCESS

**Description**

There is a ramp provided to the front door.

**Condition**

Good.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## FIRE PRECAUTIONS

**Description**

The house has a standard domestic fire alarm system.

**Condition**

This system will likely be upgraded as part of the planned refurbishment.

Repair	Cat	Cost
None suggested in this reporting period.	--	--

## ENERGY EFFICIENCY

**Description**

The opportunity to improve the energy efficiency of the house should be taken during the planned alterations.

Repair	Cat	Cost
Repairs included with planned refurbishment.	E	To be confirmed.

## ITEMS WHICH MIGHT ARISE IN A VACANCY

Condition of the Utility Room and Conservatory  
 Danger posed by the condition of the rear shed.

# **APPENDIX A**



*Timber decay to cladding at Utility Room*



***Example of extensive condensation to double glazed units***



***Dangerous condition of Outbuilding.***



***Heavy condensation to Utility Room***



***Heavy condensation to Utility Room***



***Trip hazard to Bathroom door threshold***



***Risk of falling slates outbuilding roof***