

2026 Quinquennial Review Christ the King Church & Porch House

SUMMARY OF JOBS

	<i>Urgency</i>	<i>Progress</i>
C1 Canopy over church entrance & main door	<i>Short term</i>	
C2 External roof/top of side wall of Lady Chapel	<i>Short term</i>	Scaffolding being erected.
C3 Doors to former entrance to church	<i>Medium term</i>	
C4 Steps up to former church entrance	<i>Medium term</i>	
C5 Downpipes around church	<i>Medium term</i>	
C6 Former Church entrance – tarmac area in front of former entrance to church	<i>Medium term</i>	
C7 Former Church entrance sign in front garden	<i>Short term</i>	
C8 Boundary wall along side of church	<i>Short/medium term</i>	Work progressing by stonemason but paused during cold weather
C9 Sacristy - under sink water heater	<i>Short term</i>	
C10 Flower Room – improve storage facilities	<i>medium term</i>	
C11 Repository – increase storage facilities	<i>medium term</i>	
CP1 Car Park area - Garage doors replacing	<i>Short term</i>	
CP2 Car Park boundary wall adjacent to garden	<i>Short term</i>	
CP4 Car Park – garages and adjoining area	<i>Short term</i>	
PH1 Porch House complex – former Social Club Bargeboards over high-level windows	<i>Short term</i>	
PH3 Porch House complex – former Social Club – Door to left of existing shutter door. Entrance to former cellar.	<i>Short term</i>	To be closed up
PH4 Porch House complex – End wall of Porch House facing carpark	<i>Medium term</i>	
PH7 Porch House complex – Boundary wall along Castle Street	<i>Short term</i>	
PH9 Porch House complex – Guttering to left of Porch House Castle St entrance	<i>Short term</i>	Needs inspecting & possibly replacing when roofing work being done
PH10 Porch House complex – Side wall & entrance to Porch House	<i>Medium term</i>	
PH11 Porch House complex – Side entrance to Porch House	<i>Medium term</i>	
PH12 Porch House complex – Boiler house doors	<i>Medium term</i>	
PH13 Porch House complex – Door to Kitchen	<i>Medium term</i>	
PH14 Porch House complex – Window to end office	<i>Medium term</i>	
PH15 Porch House complex – Kitchen - Near small sink dishwasher requested	<i>Short term</i>	

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PH16 Porch House complex – Porch House roof	<i>Short term</i>	Potential contractors being identified
PH17 Porch House complex – replacement of zoned central heating with smart radiator valves	<i>Short term</i>	
PH18 Porch House complex – Drop height of wall adjoining steps down to kitchen	<i>medium term</i>	Gardeners' shed removed and access to kitchen cleared
H1 Hall – internal wall – area near roof joist see PH16	<i>Short term</i>	
H2 Hall lighting – Uplighters	<i>medium term</i>	
H3 Lounge – former beer cellar room - needs water pipe replacement	<i>medium term</i>	
H5 Carpark entrance to Hall/Lounge – Ladies Toilet	<i>Short term</i>	
H7 Mary Poyntz Room loft	<i>Short term</i>	
P1 Presbytery – emergency roof repairs	<i>Short term</i>	In progress
COMPLETED		
CP3 Car Park – painting of parking bays	<i>Short term</i>	completed
PH2 Porch House complex – former Social Club – Shutter door to rear of storage area.	<i>Short term</i>	New door fitted
H4 Car park entrance to foyer Hall/Lounge – redundant equipment to be removed	<i>Short term</i>	done
PH5 Porch House complex – Door near entrance to Hall from carpark	<i>Short term</i>	Repainted with parishioner help
PH6 Porch House complex – Door to Hall & former Social Club from carpark	<i>Short term</i>	Repainted with parishioner help
PH8 Porch House complex – Door to Hall	<i>Short term</i>	Repainted with parishioner help
PH19 Porch House complex – handrails for stairs to offices	<i>Short term</i>	done
H6 Richard Sergeant Room – toilet at end of corridor toilet seat damaged	<i>Short term</i>	replaced
H8 Water pipe repaired under meter cupboard in Hall entrance	<i>Short term</i>	done

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Location: C1 Canopy over church entrance		
Description:	<p>Hole in canopy over church entrance (former location of lighting). Needs repair across all canopy.</p> <p>Doors to church need renovation – as per similar work required for former church entrance.</p>	
Urgency:	Short term (2025-6)	
Possible cost?		Inhouse
Progress	<p>The canopy over the main entrance will need an extended period of warm dry weather before sealing the top with a bitumen roof sealer. The underside just some render to fill the hole and then a coat of masonry paint. Cornish Cream we used last time! (GH 5/25)</p>	

Location: C2 Top of side wall of Lady Chapel			
Description:	<p>Leak from roof into Lady Chapel. Cause needs investigation but requires tall ladders/scaffolding. Tile on corner above guttering showing gap and poor state of pointing in this top area.</p> <p>Needs investigating and repair</p>		
Urgency:	Short term (2025-6)		
Possible cost?		Contractor	
Progress?	<p>Unless a very simple and safe repair is needed, this will require scaffold and contractor (GH 5/25)</p>		

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Location: C3	
Description:	Doors need protective covering. Suggested removal of beading and covering with pvc panel and then replacement of beading.
Urgency:	Medium term (2026-7)
Possible cost?	Inhouse
Progress?	The steps have benefitted from drier weather. A treatment for the algae that is growing on the steps has been applied and the steps will soon be pressure washed. As this entrance is also an emergency exit, thought is being given to the possibility of a safety handrail and level access. (GH 5/25)

Location: C4	
Description:	Steps need power wash and then fitting of safety strip as used as fire exit from church. Consider construction of ramp on left-hand side to provide access for disabled.
Urgency:	Medium term (2026-7)
Possible cost?	Inhouse
Progress?	

<p><i>Location: C5</i></p> <p>Downpipes around church</p>		
<p><i>Description:</i></p>	<p>All the white cast iron downpipes around church building are showing signs of rust. Need to be treated with rust preventative paint (Hammerite?)</p>	
<p><i>Urgency:</i></p>	<p>Medium term (2026-7)</p>	
<p><i>Possible cost?</i></p>		<p>Contractor</p>
<p><i>Progress?</i></p>		

<p><i>Location: C6</i></p> <p>Former Church entrance – Tarmac area in front of former entrance to church</p>			
<p><i>Description:</i></p>	<p>Roots of large fir tree in front garden now lifting tarmac with risk of injury and damage to steps up to church door. Need to seek advice on cutting of trunk.</p>		
<p><i>Urgency:</i></p>	<p>Medium term (2026-7)</p>		
<p><i>Possible cost?</i></p>		<p>Contractor if tree-cutting advised.</p>	
<p><i>Progress?</i></p>			

<p>Location: C7</p> <p>Former Church Entrance Sign in front garden</p>	
Description:	Wooden supports appear to be rotten as sign is unstable. New posts required.
Urgency:	Short term (2025-6)
Possible cost?	Inhouse
Progress?	The sign has now fallen in one of the recent gales. The display part is in good condition and will be removed and cleaned and new posts provided. A Castle Street neighbour has offered to repair this for us. Steve (Christmas display house) who lives across the road from Fr Frank, spoke to him and offered help which was gratefully accepted. (GH 5/25)

<p>Location: C8</p> <p>Boundary wall along side of church</p>	
Description:	Old wall with extensive plant growth showing signs of damage and movement. Need to establish ownership and responsibility for wall. Plant growth needs removal and condition of wall examined. Stonework needs examining around all boundary wall.
Urgency:	Short/Medium term (2025-7)
Possible cost?	Contractor
Progress?	All the boundary walls have been examined by and advice taken from Tony, a local ancient wall expert. Tony has now retired from the National Trust where he worked with walls and trees and now spend his time repairing and renovating old walls around the Thornbury area. The walls need to be cleaned of loose material and any vegetation killed in preparation. We have treated the walls once and again when the weather improves. We will then provide materials and labour for him to repair as needed. (GH 5/25)

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Location: C9	
Sacristy	
Description:	Under-sink water heater should be fitted
Urgency:	Short term (2025-6)
Possible cost?	
Possible cost?	Contractor
Progress?	

Location: C10			
Flower Room near former church entrance			
Description:	Better & safer storage facilities needed but problem with curved wall. Seek advice from Flower volunteers for details of their requirements. Consider possible alternative storage for church cleaning equipment		
Urgency:	Medium term		
Possible cost?	Inhouse		
Progress?	Slight improvement to safety of the door threshold. Step was unnecessary narrow which encouraged tripping. The shelving in this room needs updating to make sure it remains safe for users. (GH 5/25)		

Location: C11	
Repository	
Description:	More storage space requested. . Suggest new card display unit with storage underneath
Urgency:	Medium term
Possible cost?	Inhouse
Progress?	

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<p><i>Location: CP1</i></p> <p>Car Park area - Garage doors</p> <p>See CP4</p>	
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<i>Description:</i>	These doors – particularly Left and Centre - need replacing as doors and frames are both rotting. Make use of the Right hand side garage for a workshop and store of maintenance equipment. This will release the Left hand garage to reinstate as the Gardeners shed and workroom.
<i>Urgency:</i>	Short term (1-2 years)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	

<p><i>Location: CP2</i></p> <p>Car Park boundary wall adjacent to garden.</p>		
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<i>Description:</i>	Rendering broken in parts probably due to cars hitting wall when parking. Wall sections need repair – remove rendering & insert drain holes.
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	

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<i>Location: CP3</i>	
Car Park – painting of parking bays	
<i>Description:</i>	Need to consider painting car park bays particularly in light of forthcoming car park charges levied by South Glos on town car parks. Requests received to rent spaces..
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	Have acquired some road marking paint to trial the designs obtained by Mike Setter. The presence of marked bays might go some way to discouraging episodes of long term parking we have had in recent weeks. Better carpark signage is also required, the Chantry have some good words on theirs. (GH 5/25)

<i>Location: CP4</i>	
Garages in Car park	
<i>Description:</i>	Improve usage opportunities of garages and adjoining area by adding adjacent building incorporating the open area to the left.
<i>Urgency:</i>	Medium term (2027-8)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	

<i>Location: PH1</i>	
Porch House complex – former Social Club Bargeboards over high-level windows	
<i>Description:</i>	Condition of barge boards to be checked and ducting fitted for exposed lighting cable. Work to be done in conjunction with PH2 & PH3 May need to replace felting on roof over Lounge
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	Inhouse but contractor to replace felting
<i>Progress?</i>	

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<p><i>Location: PH2</i></p> <p>Porch House complex – former Social Club – Shutter door to rear of storage area.</p> <p>Now a fire door</p>	
<i>Description:</i>	Shutter to be removed and new steel door (already purchased) to be fitted as fire door. New door to be painted (same colour as replacement for cellar door?).
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	£0 Inhouse
<i>Progress?</i>	The fire door is now in place thanks to help from Richard Smith. We can then proceed with improvements to that whole aspect. See PH18 below. (GH 5/25)

<p><i>Location: PH3</i></p> <p>Porch House complex – former Social Club – Door to left of existing shutter door.</p> <p>Entrance to former cellar.</p>	
<i>Description:</i>	Wooden frame in poor condition and needs replacing. Existing door to be painted (same colour as replacement for shutter door?) or possibly “bricked up” altogether.
<i>Urgency:</i>	Short/medium term (2025-7)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	This area generally is needing refurbishment and the old gardeners' store is to be demolished to provide better access to the kitchen. See PH18

<p><i>Location: PH4</i></p> <p>Porch House complex – End wall of Porch House facing carpark</p>	
<p><i>Description:</i></p>	<p>Rendering cracking in places and cement exposed around newly fitted windows. Cracks need repairing and wall needs repainting (along with other 2 walls) External repainting last undertaken in 2013 when labour provided by Leyhill Prison.</p>
<p><i>Urgency:</i></p>	<p>Medium term (2026-7)</p>
<p><i>Possible cost?</i></p>	<p>Contractor</p>
<p><i>Progress?</i></p>	

<p><i>Location: PH5</i></p> <p>Porch House complex – Door near entrance to Hall from carpark</p>	
<p><i>Description:</i></p>	<p>This is a “dummy” door no longer used. Needs wood preservative treatment.</p>
<p><i>Urgency:</i></p>	<p>Short term (2025-6)</p>
<p><i>Possible cost?</i></p>	<p>Inhouse</p>
<p><i>Progress?</i></p>	<p>A working party was formed to remove, clean and paint the outside doors to Porch House and was a great success.</p>

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<p><i>Location:</i> PH6</p> <p>Porch House complex – Door to Hall & former Social Club from carpark</p>	
<i>Description:</i>	Name plates on door need replacing. Suggest top plate states “Christ the King Porch House” and the lower plate “Hall entrance”
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	Inhouse
<i>Progress?</i>	A working party was formed to remove, clean and paint the outside doors to Porch House and was a great success.

<p><i>Location:</i> PH7</p> <p>Porch House complex – Boundary wall along Castle Street</p>	
<i>Description:</i>	Plant growth causing gaps in stonework and risk of stones falling. Growth to be removed and treated with strong weedkiller. Could be included in project C8 boundary wall.
<i>Urgency:</i>	Short term (2025-6)
<i>Possible cost?</i>	Inhouse & Contractor
<i>Progress?</i>	

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<p><i>Location: PH8</i></p> <p>Porch House complex – Door to Hall (not in regular use – fire door from Hall) & Doors to the porch</p>		
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<p><i>Description:</i></p>	<p>Hall doors need wood preservative covering & Porch doors need painting. Canopy over door needs renovation – possible replacement or upgrade. Suggest fitting of gate to improve the overall “look” of this side of the building but bear in mind fire escape requirements Suggest plaque naming “Porch House” and date built</p>
<p><i>Urgency:</i></p>	<p>Short term (2025-6)</p>
<p><i>Possible cost?</i></p>	<p>Inhouse</p>
<p><i>Progress?</i></p>	<p>A working party was formed to remove, clean and paint the outside doors to Porch House and was a great success.</p>

<p><i>Location: PH9</i></p> <p>Porch House complex – Guttering to left of Porch House Castle St entrance</p>	
<p><i>Description:</i></p>	<p>Cast-iron guttering & pipework seems in poor condition & may be causing damp on inside Hall wall. Needs investigating & possible replacement of all cast-iron</p>
<p><i>Urgency:</i></p>	<p>Short term (2025-6)</p>
<p><i>Possible cost?</i></p>	<p>Contractor</p>
<p><i>Progress?</i></p>	

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<i>Location:</i> PH10	Porch House complex – Windows on Side wall & entrance to Porch House	
<i>Description:</i>	Windows along this wall in poor condition and need replacing. As the building is listed this may require specific materials/design	
<i>Urgency:</i>	Medium term (2027-8)	
<i>Possible cost?</i>	Contractor	
<i>Progress?</i>	Contractor repaired 9 of the 11 sash windows in August 2025. Two were inaccessible above the porch and in the lighting room used by Octopus drama group. They will make these available soon and the craftsman will return to finish the work.	

<i>Location:</i> PH11	Porch House complex – Side entrance to Porch House		
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<i>Description:</i>	Door, frame and side window all in poor condition. All need replacement in conjunction with inner door as both are fire doors and should open outwards. Inner door needs to be more secure.	
<i>Urgency:</i>	Medium term (2027-8)	
<i>Possible cost?</i>	Contractor	
<i>Progress?</i>		

<p>Location: PH12</p> <p>Boiler house doors</p>	
Description:	Doors in poor condition. Need renovation.
Urgency:	Medium term (2027-8)
Possible cost?	Contractor
Progress?	

<p>Location: PH13</p> <p>Door to Kitchen</p>	
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Description:	This is a fire door and should hinge on the left-hand side and open outwards. Needs to be more secure as used as main entrance to Porch House.
Urgency:	Medium term (2027-8)
Possible cost?	Inhouse
Progress?	The door hinges were examined as the door was flexing and not closing properly. The hinges were okay but the bottom of the door is rotten. The keypad entry lock has been replaced as the old one was failing. (GH 5/25)

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Location: PH14	
Window to end office	
Description:	Needs renovation. All windows that are not due for replacement need to be refreshed and repainted.
Urgency:	Medium term (2027-8)
Possible cost?	
Possible cost?	Contractor to renovate all windows
Progress?	

Location: PH15	
Kitchen	
Near small sink	

Description:	Request for installation of dishwasher. Probable location near small sink to make use of power supply & water supply & waste
Urgency:	Short term (2025-6)
Possible cost?	Contractor
Progress?	

Location: PH16	
Porch House roof	
Description:	Very fragile. Needs review & possible significant work
Urgency:	Short term (2025-6)
Possible cost?	Contractor
Progress?	

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<i>Location:</i> PH17		
Porch House complex – replacement of zoned central heating with smart radiator valves		
<i>Description:</i>		Replace all radiator valves with smart valves & internet controlled heating controls. Requires investigation of current installation of Zones
<i>Urgency:</i>	Short term (2025-6)	
<i>Possible cost?</i>		Inhouse
<i>Progress?</i>	A smart radiator system has been trialled on one heating circuit. Considering how best to proceed. (GH 5/25)	

<i>Location:</i> PH18		
Porch House complex – drop wall height to create wider access to kitchen from church		
<i>Description:</i>		Drop height of wall and adjoining roof area to improve access to kitchen.
<i>Urgency:</i>	Medium term (2027-8)	
<i>Possible cost?</i>		Contractor
<i>Progress?</i>	The current gardeners' shed which used to be the outside beer store for the club, can be demolished to make a level path through to the kitchen door. The wall with the handrail on the left hand approach to the church can then be reduced in height and capped to improve visibility and overall look. (GH 5/25) Former gardeners' shed removed & pathway cleared for access to kitchen. (GH 11/25)	

<i>Location:</i> PH19	...	
Porch House complex – handrails for stairs to offices		
<i>Description:</i>		Fit handrails to either side of stairs to offices
<i>Urgency:</i>	Short term (2025-6)	
<i>Possible cost?</i>		Inhouse
<i>Progress?</i>	done	

<p><i>Location: H1</i></p> <p>Hall – internal wall – area near roof joist</p>		
<p><i>Description:</i></p>	<p>Staining on part of ceiling suggests there is water ingress. Perhaps from loose tiles or blocked guttering? Needs investigation and repair particularly as near a roof joist.</p> <p>See note regarding cast-iron pipework & guttering Porch House entrance (PH9)</p> <p>Opportunity to repaint the upper walls & boxing around lighting cables?</p>	
<p><i>Urgency:</i></p>	<p>Medium term (2027-8)</p>	
<p><i>Possible cost?</i></p>		<p>Inhouse & contractor depending upon nature of work required</p>
<p><i>Progress?</i></p>		

<p><i>Location: H2</i></p> <p>Hall lighting – Uplighters</p>		
<p><i>Description:</i></p>	<p>The uplighters around the hall no longer work.</p> <p>Are they needed? Should they be removed or replaced?</p>	
<p><i>Urgency:</i></p>	<p>Medium term (2027-8)</p>	
<p><i>Possible cost?</i></p>		<p>Inhouse</p>
<p><i>Progress?</i></p>		<p>The problem with the uplighters was the amount of power they consumed using mercury vapour technology. These bulbs were removed and the ignitor circuits bypassed. In their place high power LED bulbs were installed but have proved unreliable. Only one light now has a working bulb. Because of the improvements to the hall pelmet lighting by Fr George the lack of uplighters has not been a problem if noticed at all.(GH 5/25)</p>

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<p><i>Location: H3</i></p> <p>Lounge – former beer cellar room</p>		
<p><i>Description:</i></p>	<p>Now used as a general storage area but needs:</p> <ul style="list-style-type: none"> repair to corroded water pipe disposal of all unnecessary items & equipment (inc air conditioning unit & compressor above on roof) check on electrical consumer unit painting & freshening up fitting of storage shelving 	
<p><i>Urgency:</i></p>	<p>Medium term (2027-8) except for urgent repair to corroded water pipe</p>	
<p><i>Possible cost?</i></p>		<p>Contractor</p>
<p><i>Progress?</i></p>	<p>Taking advice from users of the cellar on what they want to use the space for and what equipment they do and don't want to keep. Once the area is clear the water pipe can be replaced. NB. The stopcock on the rising main into the whole complex is seized and weeping water. Its particular problem is that it's connected to the lead pipe entering the building. Maybe 15 years since it was last used. Our plumber/heating engineer has it on his list. (GH 5/25)</p> <p>EICR testing to be done</p>	

<p><i>Location: H4</i></p> <p>Car park entrance to foyer Hall/Lounge</p>	
<p><i>Description:</i></p>	<p>Remove redundant phone box & alarm sensors</p>
<p><i>Urgency:</i></p>	<p>Short term (2025-6)</p>
<p><i>Possible cost?</i></p>	<p>£0</p>
<p><i>Progress?</i></p>	<p>The redundant alarm system and its associated wiring and detectors as well as the phone box have all been removed. (GH 5/25)</p>

<p><i>Location: H5</i></p> <p>Carpark entrance to Hall/Lounge – Ladies Toilet</p>	
<p><i>Description:</i></p>	<p>Taps need replacing & under-sink water heating needs replacing Consider replacement of all taps with push-style taps</p>
<p><i>Urgency:</i></p>	<p>Short term (2026-7)</p>
<p><i>Possible cost?</i></p>	<p>Inhouse</p>
<p><i>Progress?</i></p>	<p>The heater sprung a leak and has been replaced. The basin taps in the toilets are frequently left on and are in the process of being replaced by push taps. (GH 5/25)</p>

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Location: H6	
Richard Sergeant Room – toilet at end of corridor	
Description:	Toilet seat has been ripped off its hinges. Vandalised. Needs replacing
Urgency:	Short term (2026-7)
Possible cost?	Inhouse
Progress?	Done (GH 5/25)

Location: H7	
Mary Poyntz Room	
Description:	Loft hatch broken
Urgency:	Short term (2026-7)
Possible cost?	Inhouse
Progress?	

Location: H8	
Hall entrance near meter cupboard	
Description:	Access to water stop tap improved to allow easier cut-off following H5 problem.
Urgency:	Short term (2026-7)
Possible cost?	Inhouse
Progress?	

Location: P1	
Presbytery roof	
Description:	Emergency work necessary as roof found to be leaking. Significant defects found and roof now being re-felted and generally repaired.
Urgency:	Short term (2026-7)
Possible cost?	£7.7k
Progress?	JD Home Improvements Ltd
Progress?	Being repaired