

Sally van der Sterren

To: Ann Blackett
Subject: RE: Oakham drawings and report 1/3

-----Original Message-----

From: Ann Blackett [mailto:sister.martha59@gmail.com]
Sent: 14 April 2016 18:20
To: Sally van der Sterren
Subject: Re: Oakham drawings and report 1/3

Dear Sally, please find our Statement of Need below. With best wishes, Ann Blackett

Statement of need - Oakham All Saints boiler project

1 General information

All Saints is the parish church serving the expanding market town of Oakham. The 2011 Census indicated a population of just under 11,000 but since then there has been significant house building within the area bounded by the bypass with perhaps 2,000 new inhabitants coming to live in the town, and expanded school services being built on its outskirts. All Saints is the administrative and ministerial hub of a team of ten churches served by a clergy team of six.

There are daily services held in the church. Usually two Eucharists on Sunday, morning and evening prayer during the week, a Team Eucharist on Thursday and worship for various groups during the week. On Sundays there are around 200 communicants and the regular weekday services attract up to 20 people. In a year there are around 30-40 baptisms, 15 weddings and 60 funerals at All Saints, and four people were confirmed by Bishop Donald in October 2015.

There are over 300 people on the electoral roll. The age profile is mainly middle-aged and elderly but there is a good number of young families who feed a growing Sunday School and two groups for older children and teenagers. Sunday School is attended by 16-30 children most Sundays and the two groups for older children attract about 12-15. There are also strong connections with the local Church of England primary school including weekly collective worship.

The church is open every day, roughly from 8.30am-5pm. As well as worship there are groups who meet for coffee and socialising, flower arranging, choirs and musicians, pram and tiny tots services, a daily toddler group, Traidcraft

and bellringers. Regular external bookings include music teaching and orchestra practice from the neighbouring Oakham School. There are also Deanery meetings, training and rehearsals for musicians from the diocese and local choirs and choral societies for whom the church is a regular concert venue, including weekly free lunchtime concerts by local musicians.

As the main church in Oakham, All Saints sees many civic and memorial services, Christmas carols for various organisations and local schools, and seasonal events such as Experience Easter, open to local schools. There are many 'casual visitors', both inhabitants just dropping in for a moment's peace, and tourists and pilgrims to Rutland.

Finance - generally solvent. For the proposed boiler project we envisage using our Fabric Fund, money allocated from specific fundraising, donations from the Friends of All Saints, the Church Hall committee and a local trust who are able to provide a loan.

The most recent Quinquennial inspection was during 2013. We have carried out works on the electrical system to enable the required safety certificate to be issued in May 2015. After a period of reorganisation of how we plan and arrange for the programme of work to be carried out, we are working through the major issues, although problems with boiler have taken precedence recently. A maintenance plan, health and safety issues and risk assessments are being reviewed by the new Fabric Group established in 2015.

2 What do you need?

We need to replace our existing boiler, which is situated in an underground plant room, badly drained and poorly ventilated. Parts of the boiler have become badly corroded, which has led to frequent breakdowns, expensive repair work and replacement of parts, and the necessity for constant monitoring.

3 Proposals

Investigative work on this project has continued for some time, with suggestions for new boilers sited in the north transept or in the kitchen or offices in the north-west corner of the church. These suggestions have been brought to the DAC over the past two years but after the most recent (September 2015) the PCC and DAC find themselves in disagreement over the best potential site.

The site in the north transept has been discounted due to the potential noise of boiler and/or fan. In addition, this space is used throughout the year for musicians, seating for large services and during the Christmas season.

Proposals were brought to the DAC in September 2015 suggesting two options: one, to site two boilers on the west wall in the parish office on the first floor, the other to site them downstairs on the west wall in the Mayhew Room in the kitchen area. The PCC's preference was for upstairs but the recommendation of the DAC was for downstairs.

The PCC and its Fabric Group have considered this recommendation and still feel that they do not wish to compromise the space in the Mayhew Room, which is not only the kitchen area but the main area within the church for PCC and other meetings, space for the youth groups during worship and music teaching. It is also on the route to the lavatory and the parish office. We understand that one of the factors in the DAC's preference was the venting from the boiler and the availability of an air brick in the lower part of the west wall, which could be used, rather than a new vent in the upper part of the west wall.

To avoid venting water vapour from the West wall of the church, which would be fairly visible from the street outside, the Fabric Group of the PCC asked the architect and a firm of mechanical engineers to meet and discuss the options provide a feasibility study for the various options and come up with a solution which might be acceptable to all parties.

The drawings provided by the architect show two options: the preferred proposal of the PCC, which is to site two smaller boilers upstairs in the parish office, but on the north wall rather than the west, and a drawing for boilers on the west wall, downstairs in the meeting room. The associated feasibility report from David Bedwell & Partners mainly examines the existing boiler, plant room and pipework but pp6-7 discuss these two options.

4 Why do you need it and why do you need it now?

As detailed in the report from David Bedwell and Partners, the system we have is significantly non-compliant. Added to the operational difficulties we have had with the inefficient and corroded existing boiler, we feel that we not only need to replace the existing boiler to provide a more efficient, reliable and compliant arrangement but we need to have it in place before next winter in order to maintain a comfortable church for worship, plus retain and increase our ability to host external groups and bookings to use this beautiful church in the heart of the community.

5 Justification

All Saints PCC, having considered their needs over a period of time, consulted the DAC and followed advice, yet still feeling that siting the new boilers in the office on the first floor is the best use of space for the needs of All Saints and the wider community, now offer two options, but with a clear preference for option one.

The Mayhew Room is a crucial place within the church, being our main space for the missional needs of the church community, including meetings, social gatherings, discussions with families arranging occasional offices, overspill/breakout space for young people and other groups during worship or training. We would very much prefer

not to have to remodel the kitchen area, potentially losing space and impeding access to the lavatory and the parish office.

This is why we have sought to find a better space on the first floor to site our new boilers and we ask for approval to go ahead and put together a formal Faculty application later in the year on this basis

Sent from my iPad

-----Original Message-----

From: Sally van der Sterren

Sent: 14 April 2016 08:43

To: 'Ann Blackett'

Subject: RE: Oakham drawings and report 1/3

Dear Ann,

Thanks for this - I didn't get the Statement of Need so perhaps you could send it again.

Thanks,

Sally

-----Original Message-----

From: Ann Blackett [mailto:sister.martha59@gmail.com]

Sent: 13 April 2016 21:00

To: Sally van der Sterren

Subject: Re: Oakham drawings and report 1/3

Dear Sally,

Thanks for this - you mention 3, but I also sent through an email containing our Statement of Need. If you didn't receive it please let me know and I will send through again.

With best wishes,

Ann Blackett

Sent from my iPad

> On 13 Apr 2016, at 08:57, Sally van der Sterren <Sally.vanderSterren@peterborough-diocese.org.uk> wrote:

>

> Thanks for these 3 Ann.

> Kind regards,

> Sally

>

> Mrs Sally van der Sterren

> DAC Secretary

> 01733 887007

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> -----Original Message-----
> From: Ann Blackett [mailto:sister.martha59@gmail.com]
> Sent: 12 April 2016 13:46
> To: Sally van der Sterren
> Subject: Oakham drawings and report 1/3
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