

Asset Management Plan

Holy Trinity Church

Whitecross

Hereford

Securing and developing a church for worship and the wider community

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Aims and objectives of the plan

It has been the history and practice of many churches in the UK to think retrospectively about the maintenance of their buildings. That is to say to react when a problem arises, as opposed to being pro active - evaluating the condition of the fabric and both its repair and development over the future.

The purpose of the following study can be summarised in the following points:

- Research, survey and evaluation of the fabric
- long-term management strategy for the fabric
- proposals for repair or restoration
- this study may enable project development

This is not a detailed study but rather an overview of the main elements of the building. In analysing the overall condition of major elements of the fabric, areas of concern can be noted, listed into priorities and a long-term view taken. This in turn may lead to a strategy for the management of the fabric for the next generation.

Each issue that arises is given a priority rating ranging from the Very High – those which endanger the immediate future of the fabric-through to Low – those which would enhance the building and its use. Budget costing is provided against each item.

Research

In the compilation of this plan we have taken into account the quinquennial condition surveys from 1966, 1971, 1981, 1991, 1997 and 2002. These provide a continuous history of the building, problems that have arisen and action that has or has not been taken. A visual condition survey has been completed from the ground. The developing needs of the church and community have also been taken into account.

History and context

Holy Trinity Whitecross, Hereford is a large late 19th century building by F R Kempson, built by the City of Hereford to serve the expanding railway district of Whitecross. Kempson took his inspiration from the early 13th century church of Madley in the Herefordshire countryside, incorporating the graceful elegant arches on slender pillars, and the large windows in the side aisles which flood the interior with light. The nave and chancel are complete, although the tower and spire were never constructed. Pevsner has little to say and quotes the late H S Goodhart-Rendel 'the dullest design I have ever seen – not worth describing'. The interior of the building is marked by the use of Bath stone ashlar walling, the only church in the diocese using such material on a large scale and presumably brought to Hereford by the nearby railway. Although the building does not meet with Pevsner's approval, it was constructed extremely well and continues to stand as a architectural and spiritual beacon in the midst of a thriving community.

In the late 1980s the church embarked upon a major extension to the west end of the building, providing toilet and kitchen facilities. This project created some financial difficulties for the parish and hence very little general maintenance was carried out in the last 20 years.



External View south elevation



Internal view looking east

Survey

The building is well designed, spacious and built to a high standard; it survives in a good condition. A great deal of maintenance and 'housekeeping' works have recently been completed, restoring a 'status quo'.

Stonework

Built in the later part of the 19th century of local sandstone and bath stone, the masonry is in good condition and needs little work apart from occasional re-pointing.

Roof

The roof has been overhauled including repairs to loose slates, ridge tiles and damaged lead flashing. Otherwise the roof is in a fair condition considering its age. With regular maintenance a major overhaul will not be necessary for some time.

Windows

Repairs have been carried out where minor damage has occurred in the clear leaded lights of the nave. The stained glass in the west windows and Lady Chapel is in sound condition. The east window shows signs of some movement, although this appears to be stable. Work may be necessary here if the window deteriorates.

Electrical Installation

The major concern is the electrical installation, most of which is in a very poor condition. Both electrical inspections from 1997 and 2004 were unsatisfactory and no repairs have been instigated. Most of the cable does not meet current regulations and is not fire proof. The distribution boards are in a very poor condition. The light fittings in the side aisles are also very old and a number of fittings in the chancel/nave altar area are in poor condition. The lighting on the exterior of the building is also very inadequate making access at night difficult. As a whole it proves a potential fire risk and no time should be spared in starting the complete replacement of this system.

Access

A new disabled ramp that complies with regulations has been installed within the building to enable access to the nave dais, Lady Chapel, organ console and vestries. Temporary repairs have been made to the existing access ramp at the west end. Consideration needs to be given to additional works to replace the access ramp to the building by providing a proper ramped access to the west end that complies with regulations. There is a loop system installed. There is an Access toilet and baby changing facilities.

Heating

In the long term consideration should be given to the replacement of the current heating system that is now 20 years old (it costs £1500 to service, and this has not done been completed for five years). It is difficult to gain access to the units as they are at high level, and they produce large amounts of humidity and fumes which will damage the fabric of the building in time. They are also very unsightly and detract from the simple aesthetic of the building.

Grounds and car park

The car park was constructed temporarily by laying hardcore with no top surface. This needs to be consolidated, with proper boundaries and kerbs and a substantial tarmac covering. Prior to this all drainage needs to be replaced with a modern serviceable system of disposing rainwater and surface water. A major scheme of tree surgery has been implemented and this has restored a 'status quo'.

Organ

The organ was built in 1892, rebuilt in 1936, and was cleaned with minor works in the 1991. An independent report has been commissioned from John Norman and this has highlighted the need for some remedial works to the organ. The current replacement value 'as new' of the instrument is approx £315 000. The instrument is widely used by the community and especially for the training of organists under the Diocese of Hereford Organists Training Scheme. There will need to be more major works: clean and overhaul within the next 15 to 20 years, which will also involve the restoration of the soundboards.

Church Hall

After many years of neglect a major scheme of investment was implemented in 2004/5. This included a new kitchen, new lighting, new consumer unit, new boiler, new storage facilities, internal and external redecoration, and new flooring. This has led to the hall being fully booked throughout the week. An annual budget of £1500 for maintenance has been allocated.

Summary

In summary the congregation of Holy Trinity is fortunate to have a building in good condition which is straight forward to maintain. With a concerted effort the building could be secured and consolidated for the benefit and enjoyment of the whole community and future generations.

Project	Reason	Priority	Cost (Provisional)	Funding source	Longevity	Further action required in future
Overhaul Electrical system	Fire hazard, very poor condition of installation, none of the wiring meets fire resistant standards	Very High	£60 000 0%VAT	Grant/PCC	Overhaul installation 30yrs	Periodic checks every 5yrs £200
Roof Repairs <i>Completed</i>	Loose slates, open joints in masonry, defunct flashing	Very High	£10 000	PCC	5yrs approx Further minor maintenance	Further maintenance approx £2000
Hall Refurbishment <i>Completed</i>	Poor facility, bad state of repair, no disabled toilets, electrical system unsafe	High	£8000	PCC	New Boiler 20-30yrs Redecorate 5-10yrs Electrical installation 10-20yrs New Kitchen 10-20yrs	Annual maintenance budget £1500
Sound System <i>Completed</i>	Poor amplification New tape deck, microphones	High	£1500	Bequest/PCC	-	Additional microphone needed £500
Car Park resurfacing and drainage	Dangerous pot holes, general surface very poor condition, poor drainage, renew rainwater disposal system	High	£47 000	Grant £1000 HOA/ Playschool PCC	Re surface after 25-30 yrs	-
New Access Ramp	Disabled access, ramp dangerous condition	High	£20 000	Grant Donation £2500 PCC	Permanent	-
New Heating system	Current heating expensive to maintain, fails to heat fabric of the building, emissions are detrimental to the fabric. Dangerous amounts of combustible material.	Moderate	£40 000 0% VAT	Grant	New Boiler approx 30yrs Overhaul System 70yrs	New boilers approx £5000
Nave Reorganising <i>Completed</i>	Consolidate nave worship space	Moderate	£25 000	Donation	Permanent	-

	Disabled access to chancel level					
Lady Chancel refurbishment	New curtains/plinth New carpet	Moderate	£200 £500	Donation	New soft furnishings 20yrs	-
Redecorate Vestry	Damaged walls/rotten window sills	Moderate	£750	PCC	Redecorate 5-10years	Approx £500
Gate refurbishment	Restore iron work, galvanise, paint, renew light fittings	Moderate	£2000	Donation/ Grant/PCC	Repaint 25yrs	Re galvanising/painting £500
Bell	Install electro magnetic hammer and controller for ringing hours, funeral toll, and Sanctus	Moderate	£1000	Donation/PCC		
Organ	Minor repairs needed	Moderate	£5000	Donation/ Grants/PCC		Clean and overhaul 15yrs

Appendix A

Maintenance Schedule

It is vital to ensure that regular maintenance takes place; these are some areas which might be included in a schedule:

As necessary

- Window repairs
- Light bulbs replacement
- Repair of vandalism
- Remove all unnecessary vegetation

Every Year

- PAT Testing
- Oiling external doors
- Cleaning external drains, gullies and silt traps
- Internal redecorations as necessary
- Servicing fire extinguishers

Every Five years

- High level rainwater goods
- Slate repairs
- Re pointing
- Electrical installation testing

Appendix B

Summary of work completed in 2005

Church Roof - Repairs to ridge tiles, replacement of loose or missing slates, repairs to flashing, rebuilding of the valley gutter over the chancel

South Porch - Repairs to floor tiles, removal of graffiti and conservation of stonework

Crypt – Removal of old heating system, removal of rubbish, former coal hatch made secure

Rainwater Goods – Cleaned, overhauled with some temporary repairs

High Level Masonry – Re pointing of stonework, and minor mortar repairs

External Doors – Oiled and some minor repairs to iron work, new 5 lever security lock fitted to outer vestry

West End – Internal redecoration, installation of baby nappy changing facilities, provision of hand drying towel dispensers, glass doors overhauled with new vision aids installed, new handles and new floor springs, repairs to external and internal lighting, temporary repair of access ramp and new handrail

Welcome signs - to the front of the church

Tiled Floor – Minor repairs and floor stripped and cleaned

Old heating system – Removed from high level

New carpets - to Lady Chapel, choir stalls, pulpit and vestry

Internal re-ordering of nave - Removal of old choir vestry, provision of new storage, installation of nave dais, installation of lady chapel screen, new lectern steps, installation of new baptistery

Organ – New DC power supply fitted, blower refurbished

Tree surgery – Crown reduction of trees adjacent to west end, pruning of two yews

Appendix C