

**OUR LADY OF PEACE & BLESSED ROBERT DIBDALE, SHOTTERY  
STRATFORD-UPON-AVON**

**QUINQUENNIAL INSPECTION 2025**

**APPENDIX A – APPROXIMATE BUDGET COSTINGS**

( **Budget costs are exclusive of VAT** )

**6. WORKS OF REPAIR**

6.1 General Maintenance Budget Cost

It is absolutely essential that all rainwater downpipes, gutters and ground gullies are inspected regularly (at least twice a year) and cleared of silt, leaves, debris, small plants, etc..

A routine monthly inspection should be made of any vegetation growing against or up the walls of the church and anything found should be immediately removed.

**Note:** Archdiocese Approval is likely to be required for all works other than minor items of general maintenance. Where there is doubt as to whether a formal approval is necessary for the works, the head of Planning (Revd.Mr. Paul O'Connor) should be consulted.

6.2 Of Utmost Urgency Budget Cost

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| a) | Arrange for all movement/settlement cracks to be inspected by a qualified structural engineer and carry out all recommended repair works/stabilising works.<br>Also inspect the tree root growth at ground level adjacent to the north wall of the church. | £650.00    |
| b) | Consider insulating the church roof and external walls.  | £60,000.00 |
| c) | Remove all wood/plant growth out of the rainwater guttering. Also clear away all leaves and debris from ground gullies.  | £300.00    |
| d) | Adjust the door from the Narthex into the Church.  | £200.00    |
| e) | Repair smashed window to Church (west elevation).  | £200.00    |
| f) | Upgrade the kitchen roller shutter to the servery hatch to a half hour fire resisting shutter and also the kitchen door & frame.   | £3,000.00  |
| g) | Replace missing feather edged boards from the south boundary fence.  | £250.00    |
| h) | Trim back the shrubs growing against the west elevation and remove ivy growth.   | £200.00    |
| i) | Repair fire damage to north east window opening and window.  | £570.00    |
| j) | Invite L.A. Fire Officer ( or qualified Fire Consultant ) to visit the Church building and comment on the means of escape, fire exits, fire compartmentation, general fire safety and fire fighting  |            |

	equipment.	£650.00
k)	Refix loose Manhole cover to underground drainage on the South side of the building.	£75.00
l)	Renew central heating system within the building.	£45,000.00

**Total: £111,095.00**

6.3	<u>Essential within 18 months</u>	<u>Budget Cost</u>
a)	Carry out careful repointing of all open mortar joints to brickwork after any loose material has been raked out. Also point up open voids in external brickwork (i.e. historic service holes). Add copings to the brick piers.	£2,500.00
b)	Replace damaged bricks at low level on the north, east and west side of the building.	£480.00
c)	Repair/realign all rainwater gutter and downpipe connections. Refix downpipes. Avoid back falls to guttering away from outlets.	£780.00
d)	Repair ground gulley to south east corner of kitchen.	£280.00
e)	Arrange for internal doors and frames to be upgraded to half hour fire resisting doors and frames.	£32,500.00
f)	Redecorate the front entrance doors and glazed screen.	£1,850.00
g)	Redecorate the kitchen walls.	£850.00
h)	Repair the external plywood fascia panels and redecorate.	£3,500.00
i)	Invite the Building Control Inspector to visit and comment on the existing "Accessible Toilet "	£650.00
j)	Redecorate all steel ( single glazed ) window frames.	£1,800.00
k)	Consider reducing " cold bridge "effect due to steel beams passing through the wall structure.	£3,500.00
l)	Seal all butt joints of aluminium cappings ( between felt and brickwork junctions .	£2,800.00
m)	Introduce accessible ground gulleys at the bases of the rainwater downpipes.	£2,500.00
		<b>Total: £53,990.00</b>

6.4	<u>Essential within 5 years</u>	<u>Budget Cost</u>
a)	Carry out re-roofing of the existing felted roofs with terne coated stainless roofing and new coping details.	£45,500.00
b)	Replace the carpets to the Church , sacristy, children's liturgy room and narthex. Also "deep clean" the stained carpet to the Meeting/Family Room.	£27,500.00
c)	Repair rotten timberwork to the external doors of the boiler house and garden store, and redecorate.	£1500.00
d)	Consider replacing the single glazed windows to the south	

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|    | elevation with double glazed windows.                             | £12,750.00 |
| e) | Repair all cracks to plasterwork and consider full redecoration.  | £15,500.00 |
| f) | Repair damaged plaster to the wall in the children's liturgy room | £700.00    |
| g) | Arrange for a CCTV survey of the underground drainage system.     | £2,200.00  |

**Total: £105,650.00**

6.5 Eventual

Budget Cost

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| a) | Remove and replace thermoplastic floor tiles to rear lobby, flower room and toilet. | £6,500.00  |
| b) | Consider widening vehicle access into the church car park.                          | £18,000.00 |
| c) | Trim trees, bushes and hedging growing around the north, east and west boundaries.  | £3,800.00  |

**Total: £9,800.00**