

St. Peter's Church, Morningside
Property Report for PPC Meeting, Monday 11/09/2017 **REVISION A**

1. Ongoing fire alarm & emergency lighting tests are being carried out on a weekly basis and logged.
2. Courtyard loose flagstones were lifted, levelled, re-laid & bedded in mortar as final repair with this work being completed Tuesday 04th July 2017.
3. Courtyard tree steel wire guy ropes protective covers & warning tape fitted with this work being completed on the 14th June 2017.
4. The church heating system control programmer and burner induced draught fan has been replaced with the boiler & heating system commissioned back into service with the work being completed on Friday 31th June 2017.
5. The bi-annual roof inspections, remedial works to church, flat roof box gutters & presbytery with repointing of flashings & copes and repairs to flat roof areas with the work being completed on Friday 12th June 2017.
6. Repair & refurbishment of six wrought iron alter candlesticks are ongoing, with prep work and black powder coating finish being carried out externally with gold coloured highlights being added in-house. Work completion hopefully end of August 2017.
7. Bell tower bell supports inspections and remedial work carried out to re-commission bell back into service, with the work being completed on Friday 21th June 2017.
8. Replacement new large vestments wardrobe procured & installed with minor relocations carried out within sacristy & vestry area with the work being completed on the 23th June 2017.
9. Presbytery shower room upgrade with new sanitary ware, walls, ceilings & tiled wall finishes & painter work with the work being completed on the 23rd June 2017.
10. Presbytery first floor east ceiling partial collapse due to wet / dry rot in rafters & roof sarking / boarding. Quotations received for rot eradication and remedial / re-instatement works, proposals discussed and agreed at on-site meeting with the insurance Loss adjuster with work to commence 01st August 2017 with the work being completed on the 15th August 2017.
11. Request received for the replacement of the original Belfast type sink within the sacristy for a new S/S sink with corner base unit, work top & shelves / cupboards. Review taking place at present, scope to be prepared and quotes sought prior to implementation. this work has not been programmed at this date.
12. Annual fire extinguisher inspections carried out with replacement extinguishers installed where required with the work being completed on the 14th July 2017.

13. Quotes being sought for the for the five-year electrical fixed wiring systems, the annual fire alarms & emergency lighting systems and the church bell tower lightning protections system from Nicholson Bros. Electrical Contractors.

14. An inspection of the continuing rising damp within the under-croft boiler room and the East internal tower wall flue area at the organ loft access door walls has been carried out with Kuritol Preservations Ltd. The recommendations for the removal of the efflorescence (leaching salts) by a thorough clean down of the walls, and wash down prior to the application of the salt neutraliser to the affected wall areas which has been carried out as recommended in the report, with the work being completed on the 19th July 2017. A further application of the salt neutraliser will be required within the next 4/6 weeks.

The report prepared after the meeting is as follows:

The Inspection of the under-croft boiler room dampness within the external walls and floor slabs with any water ingress being pumped from a sump to an external gully as presently installed. This practical solution as installed is considered to be probably the only practicable and viable option due to the thickness of the external stone walls and being constructed below ground level without a proper damp proof course being installed. A chemical injection system of damp proofing would not be practical and would not work in this instance for the reasons given above.

The cause of the rising dampness and the leaching of the salts (efflorescence) from the brickwork on the organ tower wall within the church, was also discussed. Kuritol Preservations Ltd. advised that from their experience, this could be due to the boiler flue external canopy rain water ingress or condensation under operational conditions. A further internal flue inspection through the boiler house flue inspection door was suggested and will be arranged in order to ascertain the internal fireclay flue condition. It maybe that the existing internal flue liner and inter connections have deteriorated and leaking so causing the damp brickwork within the church flue enclosure. A new flue liner pulled through the existing flue maybe required. As part of the next boiler upgrade within the next few years a new flue liner would be required anyway as part of the new boiler installation. A temporary stop gap maybe to provide a suitable drip tray arrangement within the flue base fitted via / through the access door with a piped drain connection from the flue tray into the existing sump if this is practically possible. Following an inspection of the flue internals, this proposal is a not a practical solution as restricted access through the inspection hatch will not allow the installation of a drip tray.

An inspection of the tower roof flue termination and issues relating to the slow roof drainage and rain water build-up on the roof, with possible seepage / draining of water into & down the flue causing the issue noted above. Proposals to overcome this issue have been formulated and a quotation received from TECX Roofing Ltd.

Kuritol Preservations Ltd. recommended that the brick wall efflorescence (salt) within the church should be removed with a wire brush and then the wall treated with salt neutralising solution and left to dry out. Kuritol Preservations Ltd. have supplied a quantity of the salt neutralising solution for application in-house. This has been carried out on the 19th July 2017 with further applications being required if all the efflorescence has not been removed).

15. The presbytery first floor level bedroom areas redecoration, with this work ongoing at present.

16. A very small sample clean of the large painting of the confessions Of St. Peter at the rear of the west wall of the church has been carried out to allow advice on the possible clean up with costs of the complete painting, at some time in the future.

17.. Church main lighting system lamp failure requires once again for luminaires to be made operational with lamp replacement (5 No.) and possible further ballast control unit & starter replacement requirement. Quote for repair being sought alongside the 5-year electrical fixed wiring inspections. A quote has been received and has been accepted with the work due to commence on Tuesday the 19th September 2017, with completion due on Friday the 22nd September 2017.

18. the annual simulated fire evacuation drill was carried out on Sunday the 23rd July 2017 with the church cleared in 2 mins 40 secs. However, there are a few issues to be addressed with regards to disabled access through the secondary exit (main entrance only suitable access & egress point) and clearance of the main entrance and courtyard during the evacuation process with parishioners standing chatting at or near the main entrance thereby blocking the escape route. These issues will be addressed and the evacuation plans adjusted to ensure clear escape out to the agreed assembly location away from the church entrance in the future.

19. The necessary underground drainage system inspections, high pressure jet water clean through the pipes & ducts with a full CCTV survey in as far as practicable has been carried out. This work being completed on the 31st July 2017 with the CCTV survey video received and a conditional report issued to Fr. Kevin Doulas & the Property committee members on the 02nd August 2017.

20. The clean of all moss, dirt & debris from the footpaths, walkways, walls & down pipes on the North & East elevations including the under-croft basement well & gully has been carried out. This work being completed on the 1st August 2017.

21. Quote accepted 11th August 2017 for carrying out the necessary remedial work on the North rear wall to include raking out & repointing of approx. seven sq. metres of cement mortar with a lime mortar repoint, the repointing of five open stone joint sections at high level below the wall head copes and the reforming of three sills using lithomix mortar.

22. Quote accepted 11th August 2017 for carrying out the organ tower roof insulation provision / re-covering, new external hopper with direct connection to the copper down-pipe to replace the existing small bore corroded lead pipe connection to ensure that the existing boiler flue termination is above the likely roof water level during heavy sustained rain fall.

23. Quote accepted 11th August 2017 for carrying out the sound proofing of the internal confessional doors & over panel to reduce sound transmission and an also an engaged external over door light. This work being completed in part on the 18th August 2017.

24. Quote accepted for carrying out the necessary remedial work on the South & East wall elevations to include raking out & repointing with a lime mortar, repoint open stone joint sections and seal open cracks on window sills all as detailed in the prepared stone report. The works noted under items 21, 22 & 24 will commence on Friday the 22nd September with a tentative completion date weather dependant on the Monday the 3rd October 2017.

25. A replacement lamp was fitted into tone of the non-operational church toilet wall luminaires with the wall heater and extract fan air intake grillage cleaned down free of all collected dirt, dust and debris. This work was carried out on Friday the 1st September 2017.

26. The annual heating & boiler servicing of the church & presbytery systems have been arranged to be carried out later this month on Wednesday the 13th September 2017.

27. John Wastle has agreed to take over the administration of the property maintenance portfolio and is hoped to that William Gillespie a lecturer in stone work will be co-opted onto the property committee within the next few weeks.

Prepared by: Alan L. Chudziak Date: 14/08/2017

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