

## **Note to the 5 yearly report on the parish buildings (the “quinquennial report”).**

The condition report was carried out in 2018 by a Chartered Building Surveyor. It includes all our parish estate; the churches, the halls, footpaths, walls, fences and car parks. It also includes the house where Fr. Stephen lives in Oxted and the former priest's house in Warlingham (2 Warren Park). The report includes specialist information from a structural engineer on some aspects and contractors familiar with our electrical and heating systems.

The value of this report (compared with many) is the commentary providing practical advice based on the surveyor's 40 years experience of church and other buildings. It also provides an extensive photographic record.

The Surveyor applied his experience and judgement to advise the parish finance committee on whether the works were urgent or could be left, with some works considered as improvements. The categories used to inform our priorities are:

- CR4 – Urgent
- CR3 – Works or further investigation within 1 year
- CR2 – Works required in 2-4 years
- CR1 – Routine works required at some point in the 5-year period
- CR0 - Improvements/items that could fall outside the 5-year period

Each of the costs indicated are estimates and were a good snapshot in 2018. The costs include 10% for professional fees to manage the works and VAT at 20% on works and fees.

As all buildings need on-going maintenance, so even if we did all the works listed in the report, after 5 years, routine maintenance such as decorating will still be required.

Large sums have been spent at All Saints in the past and so now, the majority of the expensive works required are at St Ambrose. But many of those costs (such as roofing, wiring and heating) will give a new life to the church in Warlingham as they will last for 25+ years.

The parish finance committee reviews the figures each year to set a budget. To avoid borrowing, the parish finance committee agreed a maximum of £30,000 to be spent on building works each year – the normal amount of money the parish had after all other expenses, but based on pre-COVID contributions.

Because the costs of the roof repairs at St Ambrose formed such a large part of the total costs, the review in 2019 included costs provided in a specific and detailed survey of the roofs by another Building Surveyor. His findings confirmed those of the 2018 survey, but provided more advice on what works should be packaged together, to obtain cost efficiencies and avoiding duplicating costs of things like scaffolding.

The parish finance committee has not wanted to spend large sums of money at St Ambrose unless its long-term future could be assured. The committee has held

discussions with the Bishop and Sarah Kilmartin (the diocesan “chief accountant”). The good news is that the Bishop has absolutely no intention of closing St Ambrose, being such a lively church (in normal times, which thanks be to God, are slowly resuming). He agreed that the mission in Warlingham continues and that our church and hall are critical to that.

Since 2018, building materials and labour costs have increased very sharply. It has taken a little time to receive confirmation that St Ambrose is to continue to justify spending large sums on the church and hall. To establish a better idea of the actual costs, we have asked for the 2018 cost estimates to be updated by a Chartered Quantity Surveyor, based on the packages of work that are the most urgent. Without a major donation or taking on borrowing, the parish finance committee has concluded (with the agreement of the Bishop) that we cannot afford the cost of works to the former priest’s house in Warlingham as it is not central to our mission.

We have carried out some of the works in the report already, and the priorities between now and 2023 will continue to be those identified in the 2018 report namely:

#### St Ambrose church and hall

- Roof renewals  
Hall/narthex/sacristy; then the main roof and Lady Chapel
- Rainwater pipe renewals/repairs
- External joinery repair and redecoration
- Rewire the church (and possibly the hall)
- Internal decoration to church;
- Address damp to hall walls and redecorate
- Boiler to church (might survive, but over 40 years old)

#### All Saints

- Gas valve separation
- Brick wall
- Retaining wall repairs

#### 17 Bluehouse Lane

- Resurface drive
- Remove asbestos roof to garage and replace
- Redecorate interior

If you would like to discuss any point in the quinquennial report, please speak to, email or text Isabelle Wragg ([isabelle@wragg.com](mailto:isabelle@wragg.com) or 07760 887 562) or another member of the Parish Finance Committee.

**Table 1** Total estimated cost of works (excluding contingencies) across the parish  
(inc. fees and VAT)

	2021	2022	2023	2024	2025	Total
St Ambrose Church	21,141	50,372	62,277	2,277	58,851	194,648
St Ambrose Hall	3,650	11,675	38,880	1,380	14,559	70,143
Former presbytery	6,486	22,977	23,115	7,935	345	60,858
<b>St Ambrose sub-total</b>	<b>31,277</b>	<b>85,024</b>	<b>124,272</b>	<b>11,592</b>	<b>73,485</b>	<b>325,649</b>
All Saints Church and hall	57,308	21,199	16,645	12,146	14,437	121,735
Current presbytery	11,661	1,932	6,417	2,277	14,628	36,915
<b>All Saints sub-total</b>	<b>68,969</b>	<b>23,131</b>	<b>23,062</b>	<b>14,423</b>	<b>29,065</b>	<b>158,650</b>
<b>Total parish</b>	<b>100,246</b>	<b>108,155</b>	<b>147,334</b>	<b>26,015</b>	<b>102,550</b>	<b>484,300</b>

**Table 2 - Estimated cost of works with life of 30+ years  
(inc fees at 15% and VAT at 20%, but excluding contingencies)**

	2021	2022	2023	2024	2025	Total and % of (each church) and [of parish]
St Ambrose Church	3,864	47,750	60,000		8,280	119,894 (57%)
St Ambrose Church Hall			37,500		2,829	40,329 (19%)
St Ambrose former presbytery	6,141	22,632	22,080			50,853 (24%)
<b>St Ambrose Sub-total</b>	<b>10,005</b>	<b>70,382</b>	<b>119,580</b>		<b>11,109</b>	<b>211,076</b> <b>[75%]</b>
All Saints Church & Room	48,750	14,076		4,140		66,966 (93%)
All Saints Current presbytery	1,104		4,140			5,244 (7%)
<b>All Saints Sub Total</b>	<b>49,854</b>	<b>14,076</b>	<b>4,140</b>	<b>4,140</b>		<b>72,210</b> <b>[25%]</b>
<b>Total Parish</b>	<b>59,859</b>	<b>84,458</b>	<b>123,720</b>	<b>4,140</b>	<b>11,109</b>	<b>283,286</b>

**Table 3 - Estimated cost of routine maintenance (inc fees and VAT)**

excluding works with life of 30+ years and contingencies

	2021-2025	%
St Ambrose Church	43,290	
St Ambrose Church Hall	17,946	
St Ambrose former presbytery	10,005	
<b>Sub Total St Ambrose</b>	<b>71,241</b>	<b>47%</b>
All Saints Church and Room	51,126	
Current Presbytery	30,636	
<b>Sub Total All Saints</b>	<b>81,762</b>	<b>53%</b>
<b>Total parish</b>	<b>153,004</b>	