

THE PARISH OF ST. JOHN BAPTIST, BROUGHTON

Charity Number: 1134595

Jesus said, "I appointed you to go and bear fruit, fruit that will last." John 15.16

We seek to make Jesus known in our community, through our joyful, loving service and worship

Land & Buildings / Parish Hall Management Committee Report for 2020

On behalf of the L&B/PHM Committee – a huge thank you to all who help maintain and manage our important buildings and assets. Special thanks to the small group of people who helped to keep St John's and St Peter's safe for the Clergy, Parishioners and Choir members during the Covid-19 pandemic.

Committee members for 2020: Peter Ward (Chairman), Chris Couper (Secretary), Jim Titterington, Barry Townsend, Richard Edney, Jean Miller (Co-opted), Vicki Thornley (Co-opted): The Committee met physically on 1 occasion due to the COVID-19 pandemic.

Committee Terms of Reference: - Act on behalf of the Parochial Church Council for: - **PARISH HEALTH & SAFETY** matters; **MAINTENANCE** of the following Parish Buildings and grounds: Parish Church, Parish Churchyard and boundaries Parish Hall Complex and grounds, St Martin's Chapel, St Martin's House 25 Northway - property, garden and boundaries and tenancy agreement and St Peter's Chapel; **MANAGEMENT** of the Parish Hall Complex and St Martin's House. **NB:** The PCC are **LANDLORDS** of the Guide Building on Northway.

Annual Parish General Maintenance Programmes: Updating and reviewing the Parish Health & Safety Policy 2019; Compilation of Parish Risk Assessments; Graveyard Headstones and Monuments Safety Surveys; Adopting any updates in the Fire Safety Regulations; Adoption of amended Insurance requirements; Annual inspections / maintenance and repairs to Gas apparatus, Electrical Portable Appliance Testing, Emergency Lighting, Fire, Roof, Intruder Alarm Systems, Fire Extinguishers and Gas and Oil Central Heating and Air-conditioning Systems; 5-yearly Electrical Installation Inspections in all premises; Maintaining / managing keyholder lists; Clock maintenance. Compilation of Churchyard Gardening Rotas.

Licensing laws (Parish Hall Complex): Licence for Consumption of Alcohol, Theatre and Entertainment, Performing Rights Society (PRS for Music) and Phonographic Performance Licence (PPL) – all cancelled.

St John's Parish Church: Various building repairs and improvements identified for 2020 in the Quinquennial Inspection Report including the redecoration of the exterior; Ongoing improvements to the Ian White Memorial Garden; 2 new notice boards installed on the entrance porch; Planning Permission and Faculty approval for the replacement of the 8 x exterior floodlighting fittings. Materials purchased. TRMO (Temporary Minor Re-Ordering) application approved by the Archdeacon (6months duration) for the installation of perspex screens in the choir stalls to permit safe choral singing. Screens installed. Building made COVID safe; Water heater installed in the Vicar's vestry and electrical modifications carried out. Lighting and wiring replaced with LED fittings in the bell tower. Graveyard Headstones & Monuments Survey and answering general graveyard enquiries; Management of the *Light up a Life* scheme; Donation purchased a new St George flag; Compilation and management of the churchyard gardening rotas; Management of appropriate Faculty applications and liaison with the Diocesan Advisory Committee. Clock annual maintenance.

Successful applications made for the recovery of vat on eligible works from the *Listed Places of Worship Scheme*.

St Martin's Chapel and Parish Hall: Committee Members Jim & Chris continued to work on the Parish *Options Appraisal Group* along with Andrea Titterington and Fr Shaun. (Fr Shaun until February 2020):

Redevelopment project: See separate **APCM 250521 Report St Martin's Chapel and Parish Hall 2020**

25 Northway: Used as the Parish Office and storage for the proposed new St Martin's Chapel and Parish Hall.

Vicarage: Maintenance of the gardens and regular inspections, meter readings, frost protection of the vicarage, outbuildings and grounds during the Interregnum.

Guiders' buildings: Electricity and water services disconnected pending demolition.
Chris Couper L&B / PHM Secretary.

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St. Martin's Chapel/Parish Hall APCM Report - 2020

The planning application for St. Martin's Chapel/Parish Hall and affordable housing, submitted on 19th November 2019, was heard at the Planning Committee on 3rd March 2020. The application was approved. However, approval is not complete until a Section 106 Agreement is signed by Lancashire County Council and Preston City Council. This document was received on 12th November 2020, 34 weeks and 2 days after the Planning Committee's approval. Before demolition or construction work could begin, pre-start on site conditions have to be completed and approved by Preston City Council. This occurred on 29th January 2021.

However, work continued on the project following 3rd March subsequent to Planning Committee approval. On 5th March the PCC approved selling part of the site to Regenda Homes Ltd. for affordable housing, signing a building contract subject to the final cost with M & Y Maintenance and Construction Ltd., launching an Appeal for fixtures and fittings and applying for grants. Following those approvals full construction information was commissioned on the design of the new St. Martin's: Architects and Structural Engineers drawings, ground condition surveys, asbestos survey, etc. in order that detailed cost estimates could be prepared. Following the receipt of these surveys and tenders to sub-contractors by M & Y, the following was revealed:

1. The lowest tender for the removal of asbestos in the existing buildings was £49,200 (including VAT). This was required before demolition could take place. Asbestos was far more extensive than previously and only revealed by the detailed survey .
2. Ground conditions and new regulations necessitate expenditure of £50,000 for drainage works.
3. With the construction drawings available the Project Team worked to reduce costs while maintaining quality and functionality. This continued during 2020.
4. Grants were applied for following planning approval in November. AllChurches Trust contributed £9,000 and the Lancashire Environment Fund pledged £30,000 to make the new St. Martin's fit for the 21st century (e.g. air source heat pumps). Bids were submitted to the Harold and Alice Bridges Charity and Garfield Weston Foundation which were successful (£5,000 and £20,000 respectively) for fixtures and fittings. Donations from parishioners through the Appeal reached £5,000 in 2020.

In order to move the project forward given the planning delays the PCC decided on 10th June 2020 to proceed with the asbestos removal contract and on 9th November 2020 to proceed with demolition. Asbestos removal was carried out in July. (Demolition took place in February 2021.)

Neighbours were vigilant in reporting vandalism to the police and the Chairman and Secretary of the Land and Buildings/Parish Hall Management Committee were called out on several occasions to secure the building.

2020 was a challenging year for Broughton Parish. Fr. Shaun Baldwin moved to another parish in March. Churches were closed for 24 weeks. As people worked from home throughout the year processes took longer than usual and in-person meetings were not possible.

The Parish Office operated out of 25 Northway and Parish Packs have been sent to over 250 households every week by email or post to keep parishioners informed and supported spiritually. Pastoral care has been carried out (e.g. telephone contact and food parcels). Funerals continued to be held. In all periods when allowed, church services were held. Parishioners look forward to the new St. Martin's to renew worship, fellowship and community outreach in the centre of Fulwood.