

Fetteresso Church Stonehaven

Property Report

January 2023

This is an update on the status of the various project activities that are in place. The report should be read in conjunction with a Cost Summary Spreadsheet: -

Hall Roof

A specification for the roof project has been prepared by both Sika Sarnafil and Bauder Roofing. An Invitation to Tender process has been implemented with four contractors who have been qualified to install the product. The contractors were invited to tender for a Single Ply PVC roof system incorporating 110mm of PIR insulation. Two competitive bids were received. One bid was an outrageous price and one company declined to bid. Both of the competitive bids favoured use of the Sika material on price.

One company have been selected as the successful bidder. A clarification meeting has been held and a contract will be signed shortly. The work will be executed after the Easter holidays over a 3 to 4 week period. There will be some disruption to our operations over this period. The primary impact is that everyone will require to access and egress the building through the church and the emergency exit route on the west side of the hall will be out of commission. The hall door will be closed for normal access but all activities will be able to continue inside.

We were working on a budget of £70K for this work. The outcome of the tendering process has led to an agreed price around £60K. The warranty for this provided by Sika will be 20 years. The insulation on the roof plus the PVC protective covering will be compatible with the standard for a new build installation.

Two grants have been received for this work. A contribution of £10K has been received from Garfield Weston who also assisted us with the Foundations project 15 years ago while £2250 has been received from the Benefact Trust. There are still a couple of grant applications outstanding. There is a chance that we can get CARES to include the PIR insulation within the scope of their grant. Unfortunately we were not successful in our application for a grant from the local wind farms which many congregation members assisted by voting for our project towards the end of last year.

CARES Grant

While researching grant applications for the roof project we came across a Scottish Government scheme to encourage the use of electric driven heat pumps. The grant available for this is up to £80K with Fetteresso Church contributing a matching £20K making a total of up to £100K available on the ratio of 80/20%. We have put a lot of work into this and are at the stage where we are ready to apply for a grant. The scope of work will include heat pumps for the Hall and Lower Hall with the addition of cavity wall insulation in the hall, LED lighting throughout the building (including the church), upgrades to the windows in the hall and solar PV panels on the roof of the hall. An outline of the status of each element is described below.

The primary driver for the CARES grant scheme is to transfer energy use from gas (burning hydrocarbons) to electricity which will become a sustainable source. An RC church in Dundee is 6 months ahead of us in this process and we have been learning from their experience. The Stonehaven Men's Shed are at a similar stage to us. A site visit has been made to the Men's Shed in Aboyne and a visit to St Ninian's RC church in Dundee is planned.

A justification for undertaking this project has been provided by Andrew McCowan Associates who is recognised as the COS Energy Consultant. Andrew has assessed that the annual saving of carbon dioxide discharged by the church into the atmosphere will be 29,000Kg based on an energy use of 160,000KWh per annum in the halls.

Air Source Heat Pumps

This is the key to securing the CARES grant. There are two forms of this technology: air to water or air to air systems. We originally pursued air to water as it seemed to be the most elegant solution utilising the current radiator system in the hall complex. It has turned out that an air to air system will be the most effective for our application. We have identified two suppliers who are willing to do the work. It is likely that we will heat the main hall and the lower hall with these devices. It will consist of high level blown air heat sources on the walls with heat extracted from the outside air on the west side of the hall using a reverse refrigeration process.

The toilets, offices and kitchen will be heated with wall mounted electric heaters.

Insulation

The walls in the hall have a 2" cavity that is suitable for installation of a polystyrene bead system. Quotations have been received for this work from three contractors, a bore hole survey has been completed and an application has been submitted to Aberdeenshire Planning. The combination of the 12" of concrete wall and the cavity insulation will be an equivalent of 4" of polystyrene insulation. The modern standard for a wall is 12" of insulation. The walls will not be brilliant, but this is the best that can reasonably be achieved.

The insulation of the roof is described under the Hall Roof section above. We believe that CARES will be willing to finance the cost of the roof insulation but not the PVC roof covering.

It is anticipated that with the addition of extra insulation that the comfort level of the halls will improve and the building will become more sustainable in the long term.

Window Upgrades

The remainder of the windows in the hall complex will be upgraded. This will involve removing the glass and inserting double glazed modules in the current wooden frames as has been done in the main hall. We believe that we can achieve good value in undertaking this work which could include fitting seals to a number of the opening windows for draft proofing.

In conjunction with reglazing the windows it may be possible to draft proof the opening windows and doors plus fit ventilation ports.

LED Lighting

The CARES grant will cover replacing the current lighting fittings with LED units. This will be a good energy saving feature in the church. We have engaged with a number of contractors to survey this work. A bonus in doing this will be increasing the reliability of the ceiling suspended fittings above and below the gallery. It is also planned to make access to these fittings easier for maintenance purposes. It is difficult to access the ceiling mounted fittings because of the sloping floor of the gallery which also has pews as obstructions for access.

Hall Windows

This project to replace the north windows in the hall and upgrade the west windows and those in Matts office was successfully completed in 2022. The cost of these jobs has been included in the spreadsheet to demonstrate the overall cost of the current church projects.

Solar PV

It will be possible to instal solar PV panels on the hall roof. A rough estimate is up to a 25Kw system. The primary goal of this will be to reduce our energy bills by around 20% combined with selling electricity into the grid. This will reduce our annum energy costs and provide another source of revenue in addition to that provided by the communications mast located in the tower. Three contractors are interested in this work.

It is necessary to establish an interface with SSE Network to obtain permission to export electricity into the grid. We cannot start this process until we have appointed a Solar PV contractor. By doing this we will have established our right to a block of the electrical distribution capacity that is available in the town distribution system.

Disabled Lift

The church has received a legacy from the late Avril MacDonald to install a disabled lift. This is in the form of a restricted fund. It should be possible to install a lift utilising the windows in the west corridor of the hall as exit and entry points. This is effectively outside of the kitchen window.

It will also be possible to extend this lift to provide access to the hall roof. This will be a considerable advantage for maintenance on the roof, particularly if a solar PV system is installed in that location.

The lift is not included in this schedule of work but it is anticipated that it could be undertaken in 2024.

Aberdeenshire Planning

We have developed a bit of experience in applying for planning permission in a Grade A Listed Building in recent years. We currently have an application for planning in the system for the cavity wall insulation. We are just about to commence the process for heat pumps, window upgrades and solarPV panels. It is anticipated that we will let the contracts to undertake this work in parallel with following through the planning process.

There are two aspects of heritage planning for a church as a listed building. The external consents are provided by Aberdeenshire Planning. The internal consents are regulated by the general Trustees of the Church of Scotland. The consent process for the internal work has already commenced.

Church of Scotland

Presbytery approval has been received from the Presbytery of Kincardine and Deeside for both the roof and the energy projects. General Trustees approval has also been granted and we are ready to draw down our funds from the Restricted Fabric Fund.

Schedule

It is anticipated that this work, with the exception of the disabled lift, will be undertaken during the year 2023.