

Project Brief – Lead Professional Adviser

St. Peter’s Church, Redmile, Leicestershire

Introduction

The services of a professional adviser with relevant conservation accreditation is needed at St. Peter’s Church, Main Street, Redmile, Leicestershire, NG13.

Background Information

The Church of St Peter, in Redmile, is a Grade II* Listed building dating from c.1300. The church has been assessed as ‘at risk’ and is on the Historic England Heritage at Risk Register.

The PCC received funding in 2021 from Historic England’s COVID-19 Recovery Grant Scheme to undertake various investigations and establish the cause of significant cracking and movement found in the Nave. This was identified to be a combination of; defective gutters and flashings allowing water penetration into centre of wall, rotation of a buttress owing to insufficient foundations, historic demolition of the North Aisle, and roots from an adjacent yew tree.

The PCC is now in the process of bidding for grant funds (including the National Lottery Heritage Fund) to allow essential repairs and renovations identified to be carried out, with a view to reopen the building as a place of worship and community hub. An element of ‘viability’ work to establish the long-term vision for St Peter’s, Redmile will be proposed, to ensure that capital repairs undertaken now are not abortive when considering any future reordering or development works at St Peter’s.

The Project

St Peter’s Church is currently temporarily closed due to significant structural disrepair, and therefore the project will mainly focus on repairs to resolve structural movement and cracking, and other repairs identified in the 2022 QI. The work is broadly estimated to be in the region of £250k excl. VAT and professional fees. We also wish to explore the possibilities of future internal works, with a view to undertaking these works in a later, phased approach.

Requirements

The professional adviser will be required to work with the PCC and Grants sub-committee to carry out the following tasks:

1. Act as Principal Designer throughout the project duration, ensuring compliance with CDM Regulations 2015.
2. Liaise with other consultants needed to review and update previous surveys, manage project progress and required information e.g. structural engineer, ecologist, geotechnical engineer, and others as required.
3. Following input from the PCC, produce an outline options appraisal for the future internal scope of the church building including but not limited to the heating, WC and

serverly facilities, storage and accessibility needs. This will need to be considered to an appropriate level, such that any future intentions will not be compromised by capital repairs in the first phase.

4. On confirmation of the chosen option, produce an updated condition report, full specification and schedule of works to encompass substantial remedial works identified during the 2022 Quinquennial Inspection, and within prior reports of 2021.
5. Develop tender documents, seek suitable contractors and undertake tender evaluation. The works will be subject to successful applications for grant funding and will therefore need to satisfy any necessary requirements arising from grant-giving bodies.
6. Upon selection of a preferred contractor, have oversight of resulting works through site inspections, undertaking full Contract Administration.
7. Undertake Quinquennial Inspection, when due, in 2027 and submit report in accordance with the Diocese of Leicester Scheme. The appointment would also be for any remedial works arising resulting from that inspection.

The intention is that Stages 1-5 will be funded by a standalone 'Viability Phase' award from the National Lottery Heritage Fund. Upon receipt of relevant faculty permissions and selection of a preferred contractor, the PCC will then submit a further application to the NLHF and other grant-funding bodies, to secure funds for the 'Capital Repairs Phase'.

How we will choose

We will undertake a quality and price assessment before deciding who to appoint.

Interested parties are invited to submit the attached Fee Quotation form, along with an example of a recent similar heritage project for another church, to secretary.redmilechurch@gmail.com, by 14th March.

Scores will be allocated on a 50-50 basis between quality and price.

The PCC may choose to conduct interviews during week commencing 17th March. We intend to notify all applicants of the outcome during week commencing 24th March.

Timings

We are working towards submitting grant applications for the 'Viability Phase' in March 2025, the outcome of which should be known within May 2025. Commencement of architectural services is likely to be from May 2025, with an approximate timeframe of 6 months allowed for this phase.

We hope to submit a further application to NLHF by December 2025 and undertake capital works in early 2026. Ideally, we hope to reopen the church building before Summer 2026.

Things that may alter this timeline are;

- Success of funding applications
- St Peter's Church, Redmile has a bat roost so advice will need to be sought from Natural England and relevant surveys undertaken at the appropriate times
- The process of applying for a faculty may take longer than expected

If you have any queries, or would like to discuss the scope of works further, please contact Peggy Alcock by email at secretary.redmilechurch@gmail.com or by telephone at 07917 550 685.

Further details of the requirements of the Scheme are available on the Diocesan website, see <https://www.leicester.anglican.org/quinquennial-inspections/>