

# **Project Brief – Lead Professional Adviser**

## **All Saints Church, Somerby, Leicestershire LE14 2PZ**

### **Introduction**

The services of a professional adviser, with relevant conservation accreditation, is required for a project at All Saints Church, Somerby, Leics LE14 2PZ

### **Background Information**

All Saints in Somerby is a Grade 1 Listed building dating back to c1300, and extensive rebuildings in 1714, 1763, 1865, 1883 and 1887. Historic England have visited the site on Mon 17<sup>th</sup> March 2025, and have immediately placed it on the 'At Risk' register.

The PCC is in the process of applying for a grant from the NLHF to enable essential capital works to be undertaken. The focus will be on essential stoneworks as identified in the Q1 dated 30<sup>th</sup> June 2022. This includes a programme of stonework renewal and repointing, especially eroded stonework blocks and the removal of loose pointing. There is a need to repair the ironstone quoin stones to the corners of the south aisle, decayed ironstone to the south side of the chancel and elsewhere. The loose plaster on the internal west wall of the nave will need completely removing, replastering, and redecorating. There is serious ingress of water on the north wall of the chancel. We also wish to develop a Heritage Area, in partnership with Friends of The Tenth Battalion, who have a strong connection to the church. In time, we also want to install a toilet and kitchen/servery within the church building.

### **The Project**

We have developed a plan, which is broken down into phases. Phase 1 includes the following:-

- Essential capital works (external and internal) as mentioned above.
- Excavation works to allow new electrical cables/water piping to enter the church.
- Installation of Phase 3 electricity (quote received from Nat Grid)
- Installation of a water supply
- A new infrared heating system (3 quotes received)

This work is broadly estimated at £250k excluding VAT and professional fees.

Phase 2 of the project includes the following: -

- Removal of half of the pews (back of the Nave)
- Installation of a WC, a servery/kitchen and storage facilities in the north corner of the Nave.

### **Requirements**

The PCC is seeking the services of a conservation-accredited architect or building surveyor to act as professional lead for the building project. This will include: -

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 surveys, manage project progress and all other required information. This may include structural engineer, ecologist, archaeologist if needed for excavation works, and others if required.
3. Produce an outline options appraisal for Phase 2 of the project which includes an accessible WC, kitchen/servery plus storage. This is so that works undertaken in Phase 1 can take account of the wider vision and future plans.
4. Produce a full schedule of works to encompass Phase 1 & 2

5. Develop tender documents and seek the most suitable contractors. Undertake tender evaluation to suit NLHF procurement requirements.
6. Upon selection of a preferred contractor and securing funding, have oversight of works on-site, by undertaking Contract Administration role, including site inspections on a regular basis.
7. Undertake an up-to-date Quinquennial Inspection when due in June 2027 and submit this in accordance with the Diocese guidelines. The appointment would also extend to any remedial works resulting from that inspection.

Our project is dependent on securing grant funding, therefore the successful candidate will need to satisfy all necessary requirements arising from a National Lottery Heritage Fund bid and other grant-giving bodies. The professional adviser will be required to work with the PCC and Grants sub-committee to conduct preliminary tasks to enable Phase 1 and prepare/quote for Stage 2.

The intention is that a 'Viability Phase' award from NLHF will fund 1-6 requirements above. Upon receipt of all relevant faculty permissions and selection of preferred contractors, the PCC will then submit a further application to the NLHF and other grant- funding bodies to secure funds for Phase 1 to be undertaken.

### **How we will choose**

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

Interested parties are invited to submit the attached Fee Quotation form, along with an example of a recent heritage project for another church, to Chris Rooney at [chris.rooney19@btinternet.com](mailto:chris.rooney19@btinternet.com) by 31<sup>st</sup> March 2025.

Scores will be allocated on a 50-50 basis between quality and price. The PCC may choose to conduct interviews.

### **Timings**

The grant application to the NLHF for the 'Viability Phase' will be completed by 1<sup>st</sup> May 2025.

Commencement of architectural services is estimated to be from June 2025, with an approximate time limit of 3 months allowed for this phase. Another NLHF application is intended to then be submitted by September 2025, with capital works ideally commencing in November 2025. This timeline has taken into account the non- active period for the bat roost that we have, and treasure.

Risks considered that may affect that are: -

- Success of funding applications
- Faculty application timescales
- Any differing advice received from an ecological consultant with regard the bat roost

If you have any questions in relation to this then please do not hesitate to contact

Chris.rooney19@btinternet.com

