

LANCASTER PRIORY

Churchwarden's Report to the APCM in May 2023

The Priory Church is a Grade 1 listed building and, as such, requires specialist conservation care, repair and monitoring of its condition. As custodians of the Priory we are responsible for ensuring that it is fit for purpose as identified in the Priory Vision, properly maintained and available to the many visitors who seek it out over the year.

This report is a summary of the main work to do with the building that has been undertaken since the 2022 APCM.

1. A new architect, Rebecca Gilbert-Rule was appointed following the retirement of the previous architect Elaine Blackett-Ord. Rebecca is based in Wigan, in the practice of Patrick Wilson, Architects. Since her appointment, Rebecca has carried out and reported on the Quinquennial inspection of the church building. There are several items as follows which must be completed in the next two years...

- a) High level inspection of the chancel and nave roof (circa £2250)
 - b) Provision of new access ladders for all roofs (circa £2000)
 - c) Provision of a raised gallery balustrade to meet current building regulations standards (circa £2000)
 - d) Provision of hand-rope or rail to parvise office stair (circa £1330)
- Other major works which will require external grant funding are as follows...
- e) Lighting project Phase II
 - f) Repair to the north aisle flue and clerestory
 - g) Bells and bell frame

2. Repairs to the candelabra – 4 sockets were repaired at a cost of £250.

3. Night silencing of clock chimes – this was undertaken following the replacement of the clock faces. However, the clock is not functioning properly and Cumbria Clocks have been asked to attend.

4. Telecomms equipment – a new contract has been negotiated with TPCS at a cost of £51 per month which gives us substantial savings over the previous provider.

5. Emergency lighting – a contract has been agreed with UPS Power Services to test and service the Ventilux emergency lighting inverter at a cost of £550 p.a.

6. Subsidence near the tower – a geophysical survey has been undertaken and we await the results which will provide information about structures of archeological interest below the surface.

7. Lightning Conductor – A quote of £6K +vat has been received for test and repair. However, discussions with Cellnex are continuing regarding the feasibility of undertaking this work to the satisfaction of our architect.

8. Fire Risk Assessment – This has been undertaken using the Ecclesiastical proforma, also for the Song School and Bell Tower. The procedure for evacuating the church has also been documented. Staff and Churchwardens have completed online Fire training.

9. Damage to the processional cross – this is being repaired at a cost of £700 (£350 of that has been donated).

10. The Terrier (plate, ornament and movable goods) was completed in March 2023 – all items were found and documented.

11. Lighting in the refectory has been improved with the installation of LED fixtures.

Pauline Fielding
Churchwarden