Update on professional advisers and QI reports

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Why do you need an architect or surveyor?

✓ Knowledge, expertise and experience
✓ Seeing a building in the round
✓ Spotting problems, solutions and opportunities
✓ Managing contracts – *identifying the right works, costs and contractors and supervising work*
✓ Reassurance – *professional standards, quality and budget control, dealing with risks and disasters, Professional Indemnity Insurance*

Architects can turn your vision and brief into a physical form - prepare to be surprised and hopefully delighted!
Why do you need someone with skills and experience in historic and/or modern churches?

- Historic buildings use traditional materials – they shed water then act like sponges
- Modern buildings can use modern materials and act like barriers
- Problems from soft stone in the old to rusting concrete reinforcement in the modern
- Churches are a special building type

The world of churches is different too – diocese and parish, separate legal system, DAC, faculty approvals etc.
Examples of poor replacement stonework in a wall of precisely squared blocks (above) and untidy repointing covering the edges of irregular ironstone blocks (right)
Example of the careful repair of walls with a chequer pattern of soft clunch stone and vulnerable flint panels
**Appointing Professional Advisers – Current situation**

- Set out in the DAC Advisory Leaflet 2 [https://www.stalbans.anglican.org/dac/dac-advice-leaflets/](https://www.stalbans.anglican.org/dac/dac-advice-leaflets/)
- All consecrated buildings must be inspected every five years by a registered architect or chartered building surveyor approved by the DAC
- The appointment is for a quinquennial inspection and report
- The DAC holds a list of architects or surveyors who are suitable
- If you want to appoint someone else the DAC will consider if they are suitable
- A proposal to appoint a new professional adviser will go to the next DAC meeting for approval

The DAC Leaflet has a lot more information on appointing an advisor and the services provided
Appointing Professional Advisers - Proposed changes

• The requirement for an inspection to be carried out every five years followed by a report remains the same

• The DAC will keep a list of Inspectors currently working in the diocese for reference

• Professionals may be considered for appointment as an Inspector by a PCC whether or not they are on the list

• Before a PCC makes an appointment they must have had regard to advice from the DAC and be satisfied the person has the necessary training, skills and experience for their building

• The PCC and DAC must have regard to guidance from the Church Buildings Council on making appointments

Reasons for more open approach: to be in step with the rest of the secular country and not be open to legal challenges against unfair exclusion or ‘restraint of trade’

Note: points on this slide have been clarified since the workshops
Who will be a suitable professional adviser?

Registered architects and chartered buildings surveyors who have the training, skills and experience in building conservation that is right for the complexity and significance of your church building.

They should have the level of competence to deal with your building which would fall in one of these categories:

- Major Churches (CBC definition)
- Listed Grade I and II* churches
- Listed Grade II churches
- Unlisted churches
When will these changes happen?

• The change was expected in the next few months (once Measure gets Royal Assent) but may now be delayed
• This will be supported by new guidance from the Church Buildings Council which may alter some of the details given here
• Will let you know when the change happens
• Will be producing a revised DAC Advisory Leaflet 2 on Professional Advisers to reflect the changes
• Will also add other guidance based on current good practice and experience
The revised Leaflet should cover – procurement and selection

• Picking an adviser or advisers for the QI and other projects
• Benefits of continuing and new relationships
• Procurement – good practice and possible grant requirement
• Tell short-listed architects about your church and its circumstances, what you want, how you will select
• Selection process – shortlisting, info wanted upfront, interview and decision
• Selection on the basis of Best Value not cost alone e.g. can you get on with them and work together
The revised Leaflet should also cover – working relationship and roles

- A healthy, open relationship with mutual understanding
- Good communication, honesty, trust, respect and fairness
- You should provide a single point of contact and operate in a business-like way
- PCC has overall responsibility with a ‘building team’ reporting back
- You are the client and may need to challenge and disagree with the adviser if you have good reasons
... And making decisions about work and money

Informed decisions are needed about what work your adviser is going to do and when and how your money is spent:

• Are you certain what work needs doing or could there be changes in the future which will mean a specification has to be redone?
• Is further investigation needed first?
• Will you be able to afford to do the work the architect is specifying?
• Do you need to get a specification and quotes before applying for a grant or could a funder pay for this first or as part of a grant-aided project
Your Quinquennial Inspection

DAC Advisory Leaflet 3 to be revised -

- To reflect national and local good practice and experience
- Increase your awareness and of what you need and should get
- Increase your awareness of your role and responsibilities
- Guidance to architects and building surveyors to improve their service
Aim to strengthen QI reports –

- Completeness
- Consistency and comparability
- Quality and right amount of information
- Audience focus
- Follow-up
What is in QI reports (or not) – a selection

• Summary of the general condition of the church
• Different information on each building element
• Pictures
• Priorities for action clearly set out
• Estimated costs and their timing
• A section on general care and maintenance
Quality and right amount of information

One village church
Two QI reports by different architects
The first 27 pages long
The second 84 pages long
Which is right?
**Audience focus**

You have paid for the QI and are the most important audience

The DAC and Archdeacons want the same things too!

Ask if you don’t understand anything

**And in the future ...**

QI reports should hopefully be more consistent and include all the key bits

But they will still be different

When selecting your QI professional adviser ask to see their QI reports for similar churches
Arrival of the Quinquennial Inspection Report!
Follow-up

• After you’ve read and discussed the QI …
• Have a stiff drink
• Meet with the architect to go through the report and discuss the next steps
• I am happy to go to such a meeting or a follow-up one to help make progress

The aim is to identify –
- ‘stitch in time’ repairs to roofs and rainwater systems to prevent much greater damage in the future
- a practical package of repair works which responds to the QI priorities and your wider plans and has a realistic chance of being funded
Get help and advice from ... 

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