

	<b>Saline &amp; Blairingone Parish Church of Scotland</b>		
	Saline Church Restoration – Vision Statement	Date: 3.11.2015	Prepared by: Property Team

## **Purpose**

- 1 The purpose of this Vision Statement is to summarise:
  - the mission of the congregation of Saline & Blairingone Parish Church;
  - the importance of the Saline Church and Hall building in carrying out that mission;
  - the reasons why restoration of the Church building is needed; and
  - the aims of such restoration.

## **The Congregation's Mission and the Importance of the Building**

- 2 Our mission is to glorify God, showing our faith in Him and serving the people of the rural parishes of Saline and Blairingone to bring the good news of Jesus Christ to them; it is described more fully in Sections 2 and 3 of our Annual Accounts (Ref. 1) containing our congregational mission Vision Statement and summarising the wide range of work and activities through which we seek to fulfil our mission.
- 3 Although our mission is to reach out to the people wherever they are, our building is an important resource for much of our work as indicated at Annex A. This shows the extent to which the building is currently used not only for public worship but also for numerous other events and activities by the congregation and community organisations. It is envisaged that greater use might be made of the Church for non-worship purposes, including by the local community. This could be of greater importance if the Saline Community Centre run by Fife Council were to become unavailable e.g. through essential repair costs making it uneconomical to continue.
- 4 Our congregation is a “small church” with modest income and human resources, so it is important that future routine upkeep of our building should not impose a disproportionate burden on financial resources and time and talents of office bearers, the greater part of which should be devoted to our mission.

## **Building Overview**

- 5 The 200 year old Saline Church and 1970-built connecting Hall are sited quite centrally in the village of Saline. Except for the former manse, now let under short term rental agreement, the buildings on the Saline churchyard site are the only Church of Scotland buildings within the parishes of Saline & Blairingone, and no other denomination has a church building in these rural parishes.
- 6 The Church had a major refurbishment in 1905. Apart from roof work around 1950 the Sanctuary has not been subject to any major work or improvement for over a century. There have been various improvements to the Hall over the past ten years, including: refurbished kitchen; new heating system; and reconfigured toilets and storage / utility spaces. It is considered to be reasonably efficient, comfortable, and generally fit for purpose, though being on three levels militates against easy access and movement for people with impaired mobility.

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- 7 Annex B contains details of building energy consumption and heating. This mentions the problem in the Church of draughts and inadequate radiator capacity causing discomfort in cold and windy weather.
- 8 From around 2010 there was a view within the leadership team that the Sanctuary should be made better suited for the congregation's mission in the 21<sup>st</sup> Century. Then in 2012 discovery of a growth on a window frame in the south elevation and subsequent limited inspection in the adjacent area led to confirmation of dry and wet rot. Also measurements of all the interior plaster surfaces showed there to be damp in all the walls. It was concluded that rain water was penetrating into the structure and being retained within it by the cement render that covers much of the external surfaces of the walls. The implication is that rot may be present in other parts of the main structure, or, if not already present, it could manifest itself at any time in the years to come.
- 9 A proposal for dealing with degraded linings and timbers and making internal improvements was developed in 2013, but was abandoned in the light of advice to fundamentally reconsider the vision and adopt a more conservation-oriented approach.

### **Aims of Restoration**

- 10 Following advice from the General Trustees we have considered what the aims of the restoration of the Saline Church Building should be. These are expressed as follows in terms of the outcomes that we wish to be achieved:

#### Priority 1 Outcome

The building fabric is restored such that: no major work to deal with serious degradation of the main fabric will be needed within the next 100 years; and the cost of use and routine upkeep to maintain the building in good condition will be kept within the congregation's regular financial resources (based on 2011 to 2015 income).

(Note: It is envisaged that a thorough survey, intrusive if necessary, will be needed to be confident that all unsatisfactory conditions that could prejudice realisation of this outcome are identified before the restoration work is fully defined.)

#### Priority 2 Outcome

The building is functional, comfortable\*, and aesthetically\* pleasing internally, as a space for worship and other congregational and community purposes so far as reasonably practicable within the constraints of the existing main structural form and conservation of the building's heritage. (\*To a standard consistent with current good practice for recently re-ordered interiors of pre-20<sup>th</sup> Century-built churches.)

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11 Annex C identifies some perceived problems (other than the major issues described at paras. 8 and 9 above) and shortcomings of our building together with ideas for possible improvements.

Ref.1 The Church of Scotland – Saline & Blairingone Parish Church of Scotland – Accounts for the Year ended 31 December 2014 – Congregation No: 241479 – Charity No: SC013688

#### Annexes

- A Use of Saline church & Hall
- B Saline Church & Hall – Energy & Heating
- C Problems of Current Configuration and Ideas for Improvement

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## **Annex A      Use of Saline Church and Hall**

### Sunday Services

- 1      Except around Christmas and Easter when there are more services, there is just one Sunday morning service every week at 1030.
- 2      Children are present in the sanctuary at Sunday morning worship until after the children's talk and praise, when the Sunday school meets in the main hall. The Session / meeting room is available for use as a crèche for the very young. There are 29 children on the roll, but attendance varies widely as some are not very regular.
- 3      Occasionally there are infirm and wheelchair users at Sunday worship in the Church and at events in the Hall. The only step-free access to and from the hall is via the emergency exit. This, and the Oakley Road access to the churchyard, is used by residents of Bandrum Nursing Home when they visit for special events such as Christian Aid Day.

### Other Building Use for Regular and Occasional Activities

- 4      Current weekly and alternate weekly activities are shown at Tables 1 & 2. (There is also the prospect of the Guides resuming when a replacement leader is recruited.)
- 5      Some less frequent activities are also indicated in Tables 1 & 2; besides these there are other occasional users and activities in the Hall, such as:
  - Heritage Society committee meetings
  - Community Development Trust sub-group meetings
  - Community Council sub-group meetings
  - SWRI coffee morning & sale of work
  - Gala Committee AGM
  - Private birthday parties
  - Fun days (also using churchyard)
- 6      The Church is used regularly for:
  - Saline Primary School end of term and harvest services;
  - Being open to visitors and for quiet reflection on Wednesday mornings during the summer;
  - Week long Holiday Club during school summer holidays.
- 7      In recent years the Church has been used occasionally for:
  - Flower festival
  - Concerts
 The local community development trust has expressed interest in holding occasional events in the Church.
- 8      Since the congregation ceased to have a regular use for the Session House it has been rented to the local Heritage Society for use as a mini museum.



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**Table 1 - MAIN HALL USE**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
MORN	S/school Tea / coffee			0930 – 1200 Coffee morning	Occasionally unavailable due to post-school service refreshments		
A' noon		1500 – 1600 Primary children Monday Club	1400 – 1600 Craft group / Yoga Alternate weeks				
EVEN'G		1900 – 2130 Guild (Sep – May alternate weeks only)	1900 – 2200 Cong'l Board (alternate months) First Responders (alternate months approx)	1830 -2100 last Wednesday Heritage Society	1700 – 2000 Rainbows & Brownies	Fellowship events on some Fridays	

**Table 2 - SESSION (MEETING) ROOM USE**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
MORN	Prayer meeting etc				1000 – 1130 Bible study		
A' noon			1600 – 1700 H'land dancing				
EVEN'G			1900 – 2130 Session (alternate months ) First Responders (alternate months approx)		1830 – 2000 H'land dancing		

KEY	Church use	Church activities open to public	Available to community on weeks not used by Church	Available for community use
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## **Annex B Saline Church & Hall – Energy & Heating**

1 Energy consumption and costs for the last five years are as follows:

Saline Church & Hall - Annual Energy Consumption and Cost				
Year	Gas		Electricity	
	kWh	£	kWh	£
2009 to 10	46,924	1,334	3,022	473
2010 to 11	45,958	1,307	2,924	463
2011 to 12	37,403		3,137	
2012 to 13	40,058		3,045	
2013 to 14	31,396	1,310	2,785	445
Note 1 Based on readings at mid-November each year				
Note 2 Tariffs for 2011 to 2013 not immediately to hand				

- 2 Space heating is by mains gas-fired, Category A, condensing boilers, and water heating is by near-point-of-use, low volume electric heaters. There are separate space heating systems for the Church and Hall. The Hall system has modern panel radiators of ample capacity and appropriate controls. The Church system uses mainly large bore pipe radiators.
- 3 Modern fluorescent luminaires provide lighting throughout the Hall. The Sanctuary lighting comprises old fashioned pendant fittings with low energy bulbs.
- 4 A survey was done under the General Trustees Better Heating Scheme in January 2012 (GT REF 3248/24/1479/RS 24 January 2012). A few months after the survey the church heating boiler (located in the hall kitchen) failed its flue draught test at the annual safety inspection and was replaced by a wall-mounted condensing boiler of greater output. We selected the output as recommended by Andrew McGowan, having specifically asked him about this at the time of the survey; we were already envisaging improvements to the sanctuary including more suitable radiators to replace the current ground floor heating pipes that are insufficient to transmit the recommended heating power.
- 5 In cold and windy weather comfort in the sanctuary is impaired by draughts entering through the west-facing main doors and belfry.



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## Annex C Problems of Current Configuration and Ideas for Improvement

#	Problem	Ideas for Improvement
1	Draughts through west facing main doors and belfry entering Sanctuary through poorly fitting inner doors to ground floor and gallery, and belfry access door.	Change location of main entrance to more sheltered position.
		Install folding / movable glazed screen at ground floor and balcony splay to separate main part of sanctuary from west internal doors. Replace existing gallery access doors on stairs by vestibules at top of gallery stairs. Eliminate gaps in flooring near walls.
2	Sanctuary long warm up time in cold weather.	Improve insulation
		Replace ground floor large volume heating pipes by modern panel radiators of adequate capacity.
3	Redundant side gallery seating	Remove side gallery pews and convert to a more flexible-use space, with lift for disabled access, if practical and compatible with fire escape requirements.
4	Side gallery support pillars restrict ground floor views of chancel area.	Remove side galleries (This is conditional on whether it would have an overall beneficial aesthetic effect: it might look odd with existing windows at ground and gallery floor levels, even if decorative panels are installed on walls in place of the side galleries.)
5	Side galleries intrude on east wall and detract from prospect of chancel area.	
6	Restricted circulation between rear galleries.	Remove divider at front row.



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#	Problem	Ideas for Improvement
7	Visually intrusive luminaires, poor illumination of Sanctuary's internal features, and low lighting levels in some parts of Sanctuary.	Renew the Sanctuary lighting system.
8	Portable ramps detract from ease of access through Sanctuary for those with impaired mobility	Reconfigure seating and circulation arrangements within the Sanctuary.
9	Poor flexibility of use of Sanctuary space	
10	Somewhat dated voice enhancement and sound system (Inc. Induction loop)	Integrate new system into reconfiguration of Sanctuary interior.
11	Only ad hoc visual display arrangements.	Integrate new system into reconfiguration of Sanctuary interior.
12	No internal wheelchair access between Sanctuary and Hall and between different Hall levels	Provide lifts.
13	Steep gradient from churchyard gateway to Church	Provide gently graded pedestrian access via new opening in west boundary wall from suitable point along public path to Saline School.