St Edmund's Catholic Church

Parish Finance and Fabric Committee
REPORT Property Building Costs Projections - July 2025

Background

The diocese requires all parish buildings to undergo a full condition survey (called a Quinquennial Inspection) every five years. These surveys help us plan and budget for necessary repairs. Insurance also requires regular assessments of building elements like roofs, drainage, and structure.

Recent surveys have been completed at:

- St Edmund's (next due May 2030)
- Jay's Green (next due Nov 2026)
- A roofing inspection at Jay's Green was done in April 2025

Full reports are available at the parish office.

Survey Findings & Cost Estimates
The surveys rate repairs from A (good), B (satisfactory), C (poor), D (urgent). Costs exclude VAT.

Jay's Green (2021 Survey)

- B: 18 items, C: 16 items, D: 7 items
- Estimated costs:
    - Year 1: £16,796
    - Year 2: £20,022
    - Years 3–5: £16,372
    - Total: £53,190

Bungay Parish Hall (2025 Survey)

- B: 10, C: 5, D: 6
- Estimated costs:
    - Year 1: £10,000
    - Year 2: £12,000
    - Years 3–5: £24,000
    - Total: £46,000

Bungay Presbytery (2025 Survey)

- B: 39, C: 13, D: 3
- Estimated costs:
    - Year 1: £3,500
    - Year 2: £55,000
    - Years 3–5: £75,000
    - Total: £133,500

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Bungay Church (2025 Survey)

- B: 19, C: 18, D: 5
- Estimated costs:
  - Year 1: £2,500
  - Year 2: £280,000
  - Years 3–5: £40,000
  - Total: £322,500

Jay's Green Roof Inspection (2025)

- Chapel: £40,000
- Hall: £30,000
- Flat roof: £25,000
- Total: £95,000 (excluding VAT)

Financial Implications

A new quinquennial survey is due for Jay's Green in Nov 2026. £3,600 was spent on identified items during 2023 - 2024 but many issues remain, including some likely roof repairs.

Recommended capital allocation for properties over the next 5 years:

  - Jay's Green: £145,000
  - Parish Hall: £36,000
  - Bungay Church & Presbytery (heritage-listed): £450,000
  - Total allocation £757,200 inc.VAT

Parish reserves are low, and current income levels are insufficient to meet expected property costs within required timescales. Annual budgets continue to show only small surpluses or deficits, limiting transfers to reserves. With income declining in real terms, consolidation of property assets may be needed for long-term sustainability.

Budget Implications

The 2025 budget originally projected a surplus, assuming £12,300 in hall rental income. With the school academy now paying £1,750 quarterly from July, income falls to £6,800. Gift Aid is also £900 below estimate. These changes result in an expected revenue deficit of around £1,950. No funds are currently available for roof works or Category C & D repairs beyond routine maintenance.

Recommendation

Members are asked to note the above information.

Neil Mayhew
Treasurer