

DIOCESE OF ELY

A Minimum Performance Standard for Parsonage Houses to Form the Basis of a Maintenance Policy.

1. Introduction

1.1 It is assumed that the diocese will aim at houses, which basically provide accommodation specified in paragraph 7.2 of the Church Commissioners' "Green Guide".

1.2 This maintenance policy takes its cue from paragraph 7.3 of the Church Commissioners' "Green Guide" where we read:

- "... Funds are limited and, therefore, houses should be designed to minimise future maintenance and be cheap to run.
- The aim should be for total economy, both initially and throughout the life of the building, and new houses should therefore be robust without being unnecessarily expensive to build".

2. Minimum Performance Standards

To ensure that all houses conform to the same performance, the following minimum standards are adopted. The Diocesan Surveyor now uses this paper as authority for carrying out work to all clergy houses.

2.1. Structure

Be structurally sound, wind and weather tight: roof and walls constructed of durable materials requiring minimum maintenance: all timber treated against decay.

2.2. Materials

Windows, external doors, eaves, soffits, bargeboards and rainwater goods to be constructed from low maintenance materials.

2.3. Services

Have a modern mains water supply pipe, pressurised hot water system and adequate systems for the disposal of foul and surface water designed to be easy to maintain.

2.4. Internal Finishes

- Internal surfaces to be finished in such a way as to protect the wall construction and be washable in the appropriate rooms.
- Floors should be hard-wearing and washable in kitchen, bathrooms, w.c.s, utility room and entrance hall.
- Hall and study to be carpeted with a suitable material which is reasonably easy to clean.
- The Houses Sub-Committee will ensure that suitable floor finishes are provided in the study, entrance hall and stairs. Also, all cloakrooms, bathrooms and the kitchen and utility room.

2.5. Kitchens

Should be fitted out with a minimum of 100 cubic feet of storage space, worktops of a durable hygienic material, stainless steel or other durable sink and drainer, space for cooker, fridge and dishwasher, together with appropriate plumbing.

2.6. Heating

- Space and water heating to be designed to achieve flexible use throughout the house using solid fuel, oil, gas or electricity as appropriate.
- The system should be capable of achieving the following room temperatures:

Outside Temperature -1°C

Landing and Hall	13°C
Study	21°C
Kitchen	15°C
Living Rooms	21°C
Bedrooms	15°C
Bathroom & w.c.	21°C

Showers are provided where practicable.

2.7. Insulation

All roofs to be under felted with a minimum of 150mm loft insulation where practicable, all water pipes outside the shell or in the roof space, header tank and water cylinders to be lagged, cavity insulation where feasible and double glazing throughout to achieve a U value of at least 0.45.

2.8. Electrical Installation

All electrical works shall comply with current IEE regulations (16th edition) and when any alterations and additions are required then that work will also be carried out to the above regulations. All wiring works to be carried out in PVC cable complete with MCB/RCD distribution boards and all earth bonding. Have a 13 amp electrical system, a consumer unit to satisfy IEE Regulations, low-energy lighting in kitchen and study and the following socket provision:

Hall	1 double socket
Double bedrooms	3 double sockets
Single bedrooms	2 double sockets
Landing	1 double socket
Lounge	4 double sockets
Dining Room	3 double sockets
Kitchen	4 double sockets
Study	4 double sockets
Utility room	2 double sockets
Porch	1 double socket
Garage socket	1 double socket

TV point in lounge

3 phone points (study, kitchen and main bedroom)

Hot water cylinders to be fitted with immersion heaters supplied with a source of off-peak power.

2.9. Drives, Paths, Walls and Landscaping

- Provide adequate boundary demarcation using durable low-maintenance materials.
- Provide durable, easily maintained access to the front door, rear door and garage.
- Maintain all trees and shrubs so as to avoid threat of damage to person or property.

2.10. Security

- Mains operated smoke detectors to be fitted and maintained in working order by the Diocese.
- All windows, external doors and external lighting to be designed, constructed and maintained in accordance with the best advice from the Police Crime Prevention officer and the building's insurers. Alarms are not provided or maintained.
- It is the responsibility of each occupant to maintain all fitted security lighting.

2.11. Decoration

- Additionally, the Houses Sub-Committee will carry out decoration works to the study, hall, stairs and landing and kitchen to bring them up to an acceptable standard. Works to these rooms will be at the discretion of the Diocesan Surveyor but will only be carried-out at the time of Move-In works.