

Strategy for Dealing with Structurally Defective Buildings



The following is a proposed process to be followed after a professional building inspection has revealed serious structural defects.

Stage 1 – Preliminary Investigation

The Area Bishop and the Diocesan Executive Director are to be informed immediately and at the call of the Area Bishop, they, and possibly the Regional Dean and the Executive Board member(s), are to visit the church and meet with the Incumbent and churchwardens to:

- identify the problem
- establish if there is a crisis, what is the crisis, and the roles of the Parish and Diocese in the crisis
- review the technical issues
- discuss all potential cost(s)
- discuss a possible plan of action with time lines to include: building, communication, pastoral needs, sources of funds, etc.
- discuss any required structural engineering inspection and its report

Stage 2- Research and Gathering of Information

In consultation with the Parish, the Area Bishop shall ensure that the following steps are undertaken. The Area Bishop may call upon appropriate Diocesan resources, Area Council or/and the Regional Dean to complete the task.

A. Structural Assessment

- retain a structural engineer, or another appropriate consultant, and obtain a detailed report
- establish what repairs are essential and their feasibility
- establish estimated cost

B. Parish Viability - Establish a group to collect the following:

- Planning Study information

- obtain parish history, establishment, growth and performance, parish's view of Anglican presence in the community, how are they managing their Mission, what are their goals
- establish building history and its adequacy
- review the community needs and what resources are there, including neighbouring Anglican parishes
- establish future potential for the congregation

The Area Bishop, the Parish and the Diocesan Executive Director are to be provided with a full technical report on items "(A) Structural Assessment" and "(B) Parish Viability".

Stage 3 – Congregational Involvement

- arrange parish meeting(s)
- present all reports and proposed recommendations at a congregational meeting.
- objectivity is needed; therefore, obtain a process person if necessary.
- establish options ie closure, repair, rebuild, amalgamate and a plan of action and present it to Vestry for approval.

Stage 4 - Reports

- the Area Bishop is to receive the plan of action
- the Diocesan approval process is to be followed which involves submitting all relevant data to the Executive Board for review and approval
- final consent to be obtained from Diocesan Council