

CHURCH OF SCOTLAND

GENERAL TRUSTEES

Manse Condition Schedule

Congregation: Cramond Kirk

Address of manse: 16 Cramond Glebe Road

Edinburgh

EH4 6NS

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INTRODUCTION**For the Completion of the Manse Condition Schedule**

The Manse Condition Schedule is to be considered as the principal record of the condition and record of maintenance on manses. The General Assembly passed legislation in 2007 as part of a joint report by the General Trustees and the Ministries Council supported by Regulation 105, introducing the Manse Condition Schedule.

The Manse Condition Schedule must be completed on an annual basis and presented to Presbytery as part of the Annual Inspection of Records.

The creation of a Manse Condition Schedule, together with an updated version of Guidelines for Manses (Appendix 1) and a set of Regulations for Manses (Appendix 2), have been introduced in order to:

- assist congregations in keeping up to date with the maintenance and repair of manses;
- help bring about a consistency of standard across the congregations of the Church;
- protect the value of the manse as one of the most significant material assets of the Church;
- ensure that the manse provides an environment which is conducive to being a place of work and residence;
- take account of introducing as many energy efficiencies as possible to the manse of the Charge.

Congregations are reminded that presbyteries may not consider the call to a charge where the manse is not of a suitable standard and where the Manse Condition Schedule shows unacceptable defects in the condition of the manse. In such cases, the vacancy process will be sisted.

Congregations should also note that, at times when the Manse Condition Schedule is being updated, presbytery will have the authority to instruct the congregation as a matter of priority to undertake essential repairs for upgrading.

Congregations are further reminded of the responsibility to plan and budget for carrying out work as identified in the Schedule and, in cases where local funds are not readily available, they may approach the General Trustees for assistance to bring the property up to standard.

You are invited to complete the initial details in Section 2 in order to provide a general description of the manse of the charge and to use this page as a means of clearly defining areas of responsibility in relation to aspects of upkeep which may fall to the congregation or the minister.

On completion of the second section of the Schedule, ie the Current Condition Survey, the congregation will have in its hands a record of work completed and a schedule of work due to be carried out. It is hoped that this document will alleviate any tensions that may arise relating to manse upkeep.

Finally, when the Schedule is completed, it should be signed, as detailed, on the final page and retained as a tool for the Annual Review by the Charity Trustees of the repair and maintenance of the manse.

SECTION 1

Church representatives carrying out Manse inspections, whether on behalf of the Charity Trustees of the Congregation or on behalf of the Presbytery, should:

1. ensure that the visit is arranged at a time which is convenient to the minister and his/her family;
2. ensure that sufficient time is allocated in order both to complete the inspection and to discuss any matters which have to be recorded in the Schedule:
3. remember that, as well as looking after the interests of the property which belongs to the congregation, they are, first and foremost, guests in the minister's home and should treat the minister and his/her family with the utmost respect, and undertake the visit with good manners and friendliness.

GUIDELINES FOR MANSES

Accommodation

So far as the level of accommodation is concerned, the General Assembly has reaffirmed that a Manse should normally have not less than three public rooms, four bedrooms and a garage. However, the General Trustees will consider sympathetically requests to provide accommodation which is more suitable to the needs of an individual minister and his/her family so long as the congregation is able also to retain or return to providing a Manse of recommended proportions should circumstances change.

It Shall Be Desirable to Provide

- A fridge, washing machine, tumble dryer and dishwasher
- Security systems, as appropriate
- Double glazing and loft insulation
- Carpets and floor coverings in all rooms
- Blinds or curtains in the study and the public rooms

Many of these are integral in modern housing, but the Manse Condition Schedule should establish which of these facilities belong to and are the responsibility of the congregation.

Financial Considerations

It is recognised that not every manse will immediately have these desirable provisions and a Board may therefore need to plan a programme to bring its manse up to standard over a period of several years. For Congregations with holdings in the Consolidated Fabric Fund, costs will be recoverable from capital or revenue. Financial assistance may also be available from the Central Fabric Fund by way of grants and loans.

A recommended decoration programme for a standard 7-apartment Manse is as follows:

Year 1	Outside Paintwork	Year 6	Outside Paintwork
2	Vestibule, hall and stairway	7	Bedroom 2
3	Bedroom 1	8	Dining Room and Kitchen
4	Kitchen, Utility Room and Study	9	Bathroom, Toilet and Bedroom 4
5	Lounge	10	Bedroom 3

Further Notes

Guidelines are available from the General Trustee's Business Support Department on:

- Building a New Manse
- Acquisition and Sale of Manses

Information on allowances are also available from the Faith Nurture Forum on:

- Young Ministers Furnishing Loans
- Removal and Disturbance Allowances

REGULATIONS FOR MANSES

The Basic Position

1. A Minister's remuneration comprises both a stipend and a Manse. Accordingly, before a Minister is inducted to a vacant Charge, Presbytery has to be satisfied that there is a suitable Manse within the Parish or in close proximity and that all work needed to make it so has been carried out.
2. A Minister has the right to live in the manse and a corresponding duty to occupy it.
3. Every Congregation has a duty through its Charity Trustees to provide a wind and watertight Manse which is habitable and to keep it in a good state of repair and decoration during its occupation by the Minister and family. The Minister should not have to spend his or her own stipend to achieve this.
4. It is important that the manses provided by the congregation for the ministers and their families are also safe, free from harm and conform to the legal minimum repairing standard and tolerable standards in line with the statutory obligations which are deemed a suitable and reasonable benchmark for what is considered to be a habitable property.
5. The legal obligations for the Health and Safety of the manse building and any associated lands remain the responsibility of the Charity Trustees. And as such any ad-hoc Health and Safety concerns raised by the minister or their families to the associated charity trustees must be fully investigated and remedied or temporarily controlled by the fabric committee until professional repairs can be arranged and carried out.
6. A Minister should equally treat the Manse building, including fittings and fixtures with reasonable care and consideration and, where these are provided by the local Congregation, must leave them in the Manse as the property of the Congregation's charity Trustees.
7. The minister should immediately report any building defects or health and safety concerns about the interior or exterior fabric and condition of the property, this includes the safety and use of any fitted or supplied electrical or gas appliances and any other items supplied by the charity trustees and allow for mutually agreed access to the manse for investigation and repairs to be carried out.
8. Presbyteries must ensure that Manses are inspected at least once every year by the Congregational Fabric Committee, that the Manse Condition Schedule is annually reviewed and that both necessary repairs and agreed annual maintenance and decoration have been undertaken.
9. In order to facilitate this process which aims to ensure a continuation of the manse condition, the Minister should allow for suitable access arrangements to be made for this annual scheduled inspection, maintenance and decoration to be carried out.
10. The Board must recognise its responsibility to have in place a rota for the systematic internal and external decoration of the manse. (A recommended schedule is shown as part of the Manse Guidelines).

The Regulatory Essentials

In light of modern minimum standards and basic expectations of what constitutes a comfortable, acceptable and working environment, it is appropriate for every congregation to provide a Manse which is:

- Wind and Water tight
- The structure and exterior (like the walls and roof) are in a reasonable condition
- The installations for water supplies are lead-free, gas, electricity, sanitation and heating are in a reasonable state of repair and in good working order
- Any fixtures, fittings or appliances provided by the congregation (like carpets, light fittings and household equipment) are maintained in a reasonable state of repair and condition.
- Any furnishings provided by the congregation can be used safely for the purpose they were designed and conform to fire safety regulations.
- A modern and compliant electrical wiring system and consumer unit with RCD protection and zoned isolation capacity and sufficient electrical sockets and switches fitted in all rooms.
- A kitchen with cooking facilities and sufficient work surfaces ventilation and storage.
- Bathroom and sanitary ware; at least one bathroom should have an efficient shower and there should be a separate toilet and washbasin for the use of visitors
- Proper lighting in every part including sufficient exterior lighting to aid security and safe access and egress from the manse
- Carbon monoxide detectors fitted within 1-2 meters of each gas fired appliance including the boiler system
- Fitted with suitable interlinked fire detection devices – one smoke alarm in the living room, one in every hall or landing and a heat detecting alarm in every kitchen.
- A fire blanket and extinguisher in the kitchen all compliant with current regulations
- Annual gas safety check on gas appliances carried out by a registered gas safe engineer and annual maintenance and servicing arrangements should be in place for all gas appliances.
- Electrical safety inspections are carried out by a qualified electrician at least once every five years.
- **Asbestos** (If Applicable) An asbestos register detailing the location, condition and schedule of monitoring every 12 months if the asbestos is considered to be located in a safe and stable location of the manse e.g. Roof and attic spaces or below flooring. Any asbestos or suspected ACM in areas considered likely to create a risk of exposure to the minister and their family or private tenants should be referred to a professional asbestos contractor for advice on encapsulation or removal recommendations.
- Adequate storage facilities for garden equipment, bicycles etc

Habitation

As guidance for the congregation a manse is not deemed habitable to live in if it:

- has problems with rising or penetrating damp
- is not structurally stable (for example, it might be subsiding)
- does not have enough ventilation, natural and artificial light or heating
- is not insulated well enough insulation in the loft space is measured at below the 100mm requirement (it should be 270mm) as a suitable guideline
- does not have an acceptable fresh water supply, or a sink with hot and cold water
- does not have an indoor toilet, a fixed bath or shower, and a wash basin with hot and cold water
- does not have a good drainage and sewerage system
- does not have an electrical that meets safety regulations
- does not have a proper entrance for access and egress
- has no cooking facilities and a suitable kitchen area for the safe preparation and storage of food.

For the avoidance of doubt it is essential that the congregation shall:

- Take responsibility for the completion of a Manse Condition Schedule annually, at the onset of a vacancy and at the completion of major works/repairs.
- Be responsible for the upkeep of the grounds where these extend beyond the bounds of a reasonable garden surrounding the property. Otherwise, the minister shall be responsible, where the garden is of normal domestic proportions, for maintaining the garden and grounds in a neat and tidy condition. (The parameters for this will be set out in the Manse Condition Schedule).
- Budget to meet the costs of the agreed schedule of redecoration and repair.

PROCEDURES TO BE FOLLOWED IN RELATION TO BUILDING ALTERATIONS AND ASSOCIATION WORKS ON MANSES

Local Authority Building Control Consent

Repairs do not require a Building Warrant or Planning Consent. A 'repair' might be defined as the restoration of existing building fabric. In the majority of cases involving **alterations** to the fabric of a building, a **BUILDING WARRANT** is required. There are exceptions; if in doubt, contact the local authority.

Planning and Listed Building Consent

Alterations to the **EXTERIOR** of a building will in many instances require **Planning Consent** and if the building is listed, **Listed Building Consent** also. However, some works will fall under what is known as **Permitted Development**, so if in doubt, contact the local planning authority.

Acceptance of Quotations from Contractors and Suppliers

There have been instances where disputes over payment have arisen on church property and the local church officer has personally been targeted by the aggrieved party. In order to avoid this, always accept **on behalf of** your Kirk Session, Congregational Board or whoever. The qualification will avoid the accepting party from being personally liable for the non-payment of any accounts, for whatever reason.

Fire Risk Assessment

The law, at the present, 2022, does not require a Risk Assessment to be prepared for residential properties.

Work at Heights Regulations

The Health & Safety Executive have, over recent years, raised fines against instructing parties where **Work at Height** has been undertaken, off ladders or scaffold, and where there has been injury resulting from falls. Church Officers and other instructing parties are advised to obtain from the contractor both a **Method Statement** and a **Risk Assessment** relating to the works **prior** to the work being started.

Legionella

The risk of Legionella in manses is low and largely depends on how water is supplied and stored in the building and distributed to the taps, toilets, showers and baths. The congregation should ensure before any occupancy of the manse that the water storage tanks usually found in the attic spaces are suitably covered and do not contain any sludge, animal waste or bacterial remains.

During prolonged periods of vacancy, it is recommended that 3 basic control measures are taken during the routine inspection of the manse to minimise stagnation and any build-up of bacteria within the water system even if the perceived risk of legionella is considered low.

- All taps and showers should be run for two continuous minutes at least once a week
- Hot water should reach a temperature of at least 60 C in storage (Boiler)
- Cold water should be below 20C
- A record of any water checks should be recorded and kept as part of the water management plan for your vacant manse to demonstrate adequate mitigations and control for legionella hazards.

Energy Performance Certificate

Every manse needs to have an Energy Performance certificate (EPC) carried out under the instructions of the General Assembly 2014. These have a life span of ten years and this schedule seeks information on when the EPC was carried out.

SUMMARY OF MANSE

Name of Charge:	Edinburgh Cramond Kirk
Address of Property:	16 Cramond Glebe Road, Edinburgh EH4 6NS
Date of Construction:	1649,1745,1810 and 1853
Historic Environment Scotland Listing:	B
Type of Property, eg detached, semi, etc	Detached
Number of public rooms	5
Number of bedrooms	5
Number of bath/shower rooms	2
Number of cloakrooms/toilets	1
Study	2
Kitchen	1
Utility Room	1
Conservatory	n/a
Garage and Outhouses	3
Central Heating Fuel Type	Gas
Insurance Cover (Buildings) Indicate where certificate retained	Held by our Treasurer Neil MacLeod
Energy Performance Certificate	Yes, Prepared 25 August 2021

Date prepared ...25 August 2021.....

SECTION 3
(to be altered ANNUALLY as appropriate)

Please list any additional items which are provided by the congregation ie white goods, any floor coverings and curtains which belong with the property, alarm, system, smoke alarms, etc.

WHITE GOODS

Item	Yes/No	Owned by Congregation	Owned by Minister	What rooms?
		(tick as appropriate)		
Freestanding Cooker	Yes	✓		N/A
Built-in Oven/Hob	No			
Washing Machine	Yes	✓		
Microwave	No			
Fridge	Yes	✓		
Freezer	No			
Dishwasher	Yes	✓		
Floor coverings	Yes	✓		
Curtains	Yes	✓		

PROPERTY OWNED BY (delete as appropriate):

General Trustees	
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Location of title deeds	121 George Street Edinburgh
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SECTION 4
(to be inspected ANNUALLY)

Date of Inspection/revision 28 February 2023.

Exterior	Current Condition	Works Carried out within the last Twelve Months <u>and</u> works proposed	Cost of Works
Roof Coverings	Consistent with current age	Re-slating of part of single story roof in Scottish slate to comply with listing and resolve defects causing water ingress	£14,851.20
Rainwater Goods: Gutters, Downpipes and Rhones etc	Sound	Plan to wire brush and repaint as necessary under general maintenance To be cleared under general maintenance and adjust a section at front north side above vestibule and replace leaking section of downpipe adjacent to 1F bathroom	
Masonry (including render finishes)	Some attention required	Plan to repoint skews as necessary where cracked, paying particular attention to area adjacent to the north gable wall at the rear. Repoint wall head on one storey wing at rear and one storey chimney as required	
External woodwork (excluding doors and windows)	Generally in sound order		
Drains	Flowing free		
Windows/Doors	Order consistent with age	Replace cracked pane in first floor passage, renew defective putty as required	
External painting		Re-painting as necessary, early attention to drawing room window frames	
Garden and Grounds	Good	(memorial Garden completed and now in use) We have recently completed a survey of the boundary wall to Cramond Glebe Road and an adjacent tree. Stone mason booked to obtain remedial works to resolved bossing of mortar	
Garage	Good		
Outhouses	Good		

SECTION 4
(to be inspected ANNUALLY)

Date of Inspection/Revision 28 February 2023

Services	Current Condition	Works Carried out within the last Twelve Months <u>and</u> Works Proposed	Cost
Lighting/Power	Good		
Central Heating - Type of System?	Good	Boiler was replaced in 2020 and 10 year guarantee in place	
Insulation	Loft insulated	Loft insulated as well as type of construction and access allows. Some fixed to sarking boards to be repositioned to allow roof to breath.	
Water Storage Tank (Internal loft space)	Sound		
Septic Tank (external if applicable)	n/a		

SECTION 4
(to be inspected ANNUALLY)

Date of Inspection/Revision 28 February 2023

Damp	Yes/No	Location of Damp	Remedial works proposed
Are there any signs of damp in the manse?	Yes, historic staining	Old damp marks now dry following previous remedial works. Ceiling repaired in dining room, roof part re-slatted and new lead work above	Tenant knows to advise immediately to any change spotted.
If so, is this			
Rising damp	Yes / No*		
Penetrating damp	Yes / No*		
Condensation	Yes / No*		
Don't know the cause	**		

* Delete as appropriate

** Tick if appropriate

Note

Rising damp rarely extends more than 1200mm (4 feet) above the ground. Evidence of damp above this level is almost always lateral penetrating damp. Condensation is an increasing problem, both with older and new buildings. This is sometimes more difficult to detect in relation to cause.

If you need assistance in determining the nature of the cause of damp, then contact the General Trustees (contact details on final page).

SECTION 5
(to be inspected ANNUALLY)

Date of Inspection/Revision 28 February 2023

Interior Room Description	Current Condition	Works Carried out within the last Twelve Months <u>and</u> Works Proposed	Cost
Entrance Porch and Hall	GOOD		
Drawing room	GOOD		
Dining room	GOOD	Ceiling and roof above repaired as detailed previously. Ceiling to be repainted	
Utility room	GOOD		
Kitchen	GOOD		
Stairway	GOOD		
Study 2	GOOD	Currently being used as store	
Sitting room	GOOD		
Shower room	GOOD		
Study	GOOD		
Bedroom 1	GOOD		
Bedroom 2	GOOD		
Bedroom 3	GOOD		
Bedroom 4 (circular)	GOOD		

SECTION 5
(to be inspected ANNUALLY)

Room Description	Current Condition	Works Carried out within the last Twelve Months <u>and</u> Works Proposed	Cost
Bedroom 5 (attic)	FAIR		
Bathroom	GOOD		
Attic	CONSISTENT WITH AGE		
Kirk Office (basement)	GOOD	Not in use by tenant	
Godly play room (basement)	GOOD	Not in use by tenant	
Basement kitchen	SERVICEABLE	Not in use by tenant	
Boiler room (basement)	SATISFACTORY		
Store (basement)	SATISFACTORY	Not in use by tenant	
Corridor (basement)	SATISFACTORY	Not in use by tenant	

SECTION 6
(to be inspected ANNUALLY)

Date of Inspection/Revision 28 February 2023

Safety Inspection	Yes/No *Delete as appropriate*	Gas Appliances/Oil Appliances
Is there Mains or LPG Gas in the property?	Yes	Gas boiler in boiler room in basement
If so, has it been certified by a qualified engineer within the last 12 months?	Yes	2022 Instructed by Savills, Letting agents
Is there a Carbon Monoxide alarm located at all Gas fired appliances?	Yes	Boiler room
Is there an oil fired boiler or stove?	No	
Has it been serviced within the last 12 months?	N/A	
Are there interlinked smoke alarms on all floors – and an interlinked heat detector in the kitchen area?	Yes	As required to fulfil let requirements
Fire extinguishers – if present, ensure correct type installed. Check with local Fire Safety Officer.	No	
P A T Testing	Yes for electrical goods provided to tenant	2022 Instructed by Savills, Letting agents
Is there suspected or confirmed asbestos at the property?	No	

OFFICE BEARERS' SIGNATURES

Signature *(Minister / Interim Moderator)*

Date

Signature *(Fabric or Property Convener/
Session Clerk / Treasurer)*

Date

Signature *(Presbytery Clerk or
Property Convener)*

Date

Inspection carried out by:

Signature

Designation **Member of Fabric Committee**

Date

CONTACT DETAILS

Should you have any queries or require further information, please contact a member of staff as indicated below.

General Trustees:

FAO: Mr Brian Waller, Head of Policy and Legislation
E-mail: gentrustees@churchofscotland.org.uk

FAO: Mr Mo D'souli, Health and Safety Adviser
Email: gentrustees@churchofscotland.org.uk

FAO: Mr Robert Speedie, Fire Safety Adviser
Email: gentrustees@churchofscotland.org.uk

Faith Nurture Forum:

FAO: Rev Scott Shackleton, Head of Faith Action Plan
E-mail: sshackleton@churchofscotland.org.uk



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