



The Church Property Trustees

Parish Property Earthquake Update

24 September 2010

Anglican Diocese of Christchurch

Issue 1

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Frequently Asked Questions

What's been happening?

On the day of the earthquake, Ansvar, the insurers for the Diocese of Christchurch, appointed Godfrey and Co to be loss adjusters for the earthquake. The role of the loss adjuster at this point in the process is to assess the damage that has occurred to buildings within the Diocese. Godfreys are visiting all church buildings in the quake zone to assess damage and are also arranging engineering inspections as required. They have brought in a team of assessors and engineers from all over New Zealand and from Australia to enable this to happen as quickly as possible. But with over 200 parish buildings in the diocese (excluding vicarages), this will still take time. Please be aware that many of Godfrey's assessors and engineers have not had a day off since the earthquake. They are working very hard on our behalf.



St Mary's Merivale – North Transept Wall Windows removed to safe storage and the wall supported to prevent further damage

What should we be doing now?

As things settle damage to your buildings may only now be apparent. If you see new signs of damage contact Godfrey & Co by e-mail and copy your message to Liz Clarke. Also keep a record of the damage by taking photographs before cleaning up.

Parishes and ministry units are authorised to do what is reasonable to shore up buildings and make them safe in order to prevent further damage. Before doing any work, however, seek the advice and approval of an engineer appointed by Godfreys.

Forward invoices to Liz Clarke for payment. If you have already paid them, send a copy to her so that it can form part of the insurance claim.

Our parish church has sustained obvious damage but we have taken the necessary steps to make the building safe. Can we use the building while we wait for repairs?

Before using the building, you need to have a structural engineer certify in writing that your building is safe to enter and occupy. Check with CPT or Godfreys first, if you want the cost of this inspection to form part of the insurance claim. If the engineer requires work to be done to enable the building to be used, obtain authorisation from CPT or Godfrey's for that work to be done. (This is to protect the parish from incurring costs that will not be picked up by the insurer).

What about the vicarage?

The first \$100,000 of insurance cover for vicarages is provided by EQC. This means that damage to vicarages will be assessed in the first instance by EQC. In order that all vicarages are inspected and assessed, CPT requests that every vicarage be logged into the EQC claim system.

You can do this yourself online. Please tell Liz Clarke when you have done this and send her a copy of the EQC claim number and pin.

We have an architect and an engineer all lined up to begin repairing our church. Why can't we start work now?

The role of Godfreys in the recovery phase will be to provide specifications for repair that meet current building code. These specifications need to be prepared first before tenders can be let and work can start. This process is unlikely to begin until all parish buildings have been assessed. The engineers are also reluctant to begin preparing specifications until the aftershocks are over, in case more damage comes to light. For repairs over \$20,000 Godfreys will prepare a full specification of work required to be used by architects and engineers as appropriate. When repairs begin parishes will be free to use their own architects and engineers as long as they have the confidence of the assessor. Godfreys prepare the specifications because they have oversight of expenditure on behalf of the insurance company.

REPORTING DAMAGE

Vicarage:
www.eqc.govt.nz
Or on 0800 326 243
Then advise Liz Clarke of the EQC claim number & pin on property@anglicanlife.org.nz

Church & Hall Damage:
earthquake@godfrey.co.nz
Copy to:
property@anglicanlife.org.nz

Distribution List

Vicar/Priest in Charge	
Other Clergy	
Property Person	
Vicar/Bishop's Warden	
People's Warden	
Other	

Continued overleaf...

Parish Property

Earthquake Update

St Mary's Merivale



Vincent Stewart from Stewart Stained Glass Ltd at St Mary's Merivale

The north transept wall at St Mary's Church in Merivale continued to deteriorate with every after-shock so contractors were called in to prop the wall and the Daniels and the William Morris windows have been removed.

Holy Innocents Church - Mt Peel



September 4th 2010 Holy Innocents Church at Mt Peel, in the Geraldine Parish

Parish Property *Earthquake Update*

Contact: Liz Clarke,
CPT Property Manager,
Phone: 03 363 0903
property@anglicanlife.org.nz

Archdeacon Lawrence Kimberley
lak@clear.net.nz

Frequently Asked Questions cont.

CPT expects that local councils will require parishes to bring buildings up to code as part of the repair process. All this means preparation for the work of repair will take time.

Archdeacon Lawrence Kimberley and Liz Clarke, are working together on this recovery phase of the earthquake aftermath and both are available to meet with vestries and parish leaders to explain this process as it relates to your parish.

You can contact them by emailing:

Ven Lawrence Kimberley at lak@clear.net.nz

and

Liz Clarke at property@anglicanlife.org.nz

What if our building is a heritage building?

If your building is listed as a heritage building by your local territorial authority or the New Zealand Historic Places Trust, you will need a Resource Consent before any repair is carried out. This process will be worked through with the parishes, CPT, Godfreys, NZHPT and the various territorial authorities. We will keep you posted.

How will invoices be paid for work undertaken?

Forward all invoices for insurance claims to Liz Clarke at CPT. These will then be authorised for payment by Godfreys and the insurance company will arrange payment. Please ensure the invoice specifies the building the work was carried out on.

Protecting the Stained Glass Windows

Immediately after the earthquake on September 4th the focus was to assess the damage and stabilize the buildings. The next step was to remove any items at risk of being damaged further and finally secure and water proof the buildings until the assessors can determine what is required in the longer term.

You will be aware that many buildings within the Diocese have sustained damage and this has affected not only the Church but also the wider community.

However; not counting the vicarages, there are well over two hundred parish buildings within the Christchurch Diocese with hundreds of stained glass and leadlight windows featured within them. Only one stained glass window has been smashed as a result of the earthquake.

The Holy Innocents Church at Mt Peel has suffered serious damage and the initial earthquake resulted in the east window falling out and breaking into many pieces. In the days following the quake, pieces were carefully retrieved from the rubble and like a loose jigsaw puzzle, placed on a board and held until they were able to be collected by Graham Stewart of Stewart Stained Glass Ltd.



St Cuthbert's Church, Governors Bay had to be stabilized and the stone wall carefully removed by Ben West of StoneWorks to allow the safe removal of the window.

Other churches have also suffered damage but in all cases the windows have been able to be removed over the past three weeks and like the Mt Peel window are being held in safe storage until the Churches have been rebuilt.

Graham working with the stonemasons, from StoneWorks and Goldfield Stone, has removed those stained glass windows at risk of being damaged from Holy Trinity Lyttelton, St Mary's Merivale and St Cuthberts Governors Bay. They have been moved off site and to be secured in a crate before being moved again to a safe storage area awaiting restoration.

In the weeks ahead the full engineers reports will be sent to the loss adjustors and agreements arrived at with the insurance companies. From there the decisions will start to be made on the recovery work that will be required at each of the damaged churches.



Mark Whyte of Goldfield Stone with Graham Stewart removing the historic north window at Holy Trinity Lyttelton