

Burpham Church Fabric Report 2022

2022 saw more significant use of our buildings compared with 2021 and especially 2020, but not back to pre-Covid levels. We saw relatively few problems arise in them, although we still have the serious long term issues, reconfirmed in the Quinquennial Inspection in May 2022, arising principally from the age of the buildings. As expected it identified some concerns needing more immediate attention, but perhaps not as many as might have been feared.

Quinquennial Inspection Reports from May 2022 - Summary

Most of the points raised were not new and the deterioration in our buildings was perhaps less than we feared. The reports contained a series of recommendations with varying degrees of priority. A brief summary for each building follows. It was felt that, while most of the issues raised would have been addressed by the major project under consideration in early 2021, this was unlikely to go ahead for two or more years and so action should be taken to preserve elements of our buildings most at risk.

CHS

The QI report raised many points in relation to the hall and the parts of the building adjacent to it, particularly the part on the road side of the site. It recognised that we hope to do major work in these areas and frequently included phrases such as “It is not worth spending huge amounts of money on this until the Parish have decided what to do with the whole complex”. The report contained more issues relating to the hall building itself than 5 years ago, generally not major but often likely to lead to water ingress and therefore deterioration of the building generally. While it used phrases such as “poor condition” and “very poor condition” to describe the flat roofed area on the road side of the hall it only slightly increased the priority from 5 years ago so it had not deteriorated much, but was still a significant risk. The church part of the site, and adjoining foyer, vestry, toilets etc had fewer issues but some that clearly should be addressed soon, including a leak in severe weather above the entrance foyer which interfered with the alarm.

The PCC determined that as well as the higher priority items for the church, hall, and areas in between, necessary to preserve those buildings likely to be needed to be retained in the long term, work should also be done to minimise the risks to Preschool. Although the flat roofed area to the front of the site was likely to need to be replaced, it was still important to Preschool and so work would be done to prolong its life, whilst minimising expenditure. Part of this could be done by a working party but the rest would be carried out in a package by a contractor procured and managed by the Inspecting Architect. The working party carried out their work in September 2022, but with pressures generally on the building industry it took some time to get suitable prices for the other work, now scheduled for the February 2023 half term, to reduce the risk of affecting Preschool.



One of the other issues the PCC considered was the hazelnut tree near the front of the site which was problematic, particularly for Preschool, both because of its detrimental effect on the play area, but particularly as one of their pupils had a nut allergy. It took some time to get approval to remove the tree, which required a full Faculty for approval, which took quite some time to secure. After the necessary consent the tree was removed by a working party in September. Because of its concern at removing a tree the PCC wished to compensate in the way which would ensure the greatest beneficial effect. It was therefore decided to support the Woodland Trust who had indicated that a £100 donation would enable them to create and care for enough woodland to capture and store around four tonnes of carbon. Our donation of £200 should therefore create eight tonnes of carbon capture, greatly in excess of the effect of the removal of one tree.



The PCC has also been considering the possible need to resurface the car park, having been doing regular patch repairs for some years to maintain accessibility. Ideally this would be carried out after, or at the end of, a major building project on the site, to be as cost-effective as possible, and this was the advice of the Inspecting Architect. However with concerns expressed by some people this will be considered further in the coming months.

St. Luke's

The issues raised in the QI were very similar to those raised five years ago, but mostly those to be addressed "within two years", had only moved to "within 12-24 months". It does remain that the church needs completely re-roofing (and a lot of work on the rainwater goods), but the report mentions that "re-roofing has been recommended in some form since 1990" which although making it overdue shows it has not deteriorated very rapidly.



However there was increased concern about the roof to the north slope of the Chancel, including the Vestry, but after discussion with the Inspecting Architect it was felt not to be needing immediate attention.

There was also concern at the bellcote, including “about the degree of movement on the north-west corner of the turret” with a suggestion it is “inspected in the near future to ascertain whether emergency works are needed”. There were a few minor but priority items mainly to prevent pigeons etc entering roof and other spaces, including the bellcote. It was felt that the bellcote could be inspected while dealing with other works to prevent pigeon ingress etc.



A project, also under the leadership of the Inspecting Architect, to deal with the priority items, and arrange scaffold access to the bellcote to check if further work is required, is also in hand.