

Burpham Church Fabric Report 2017

2017 saw fewer problems arise with our buildings, and we have been enjoying the improvements we made in 2016, but the Quinquennial (5 yearly) inspections carried out early in 2017 showed that we will still need to do significant further work at both sites to deal with issues arising principally from their age. Of course we would also like to make further improvements to enhance our ministry, but substantial sums are involved.

St Luke's Church



Users of St Luke's have enjoyed new electrics and, in particular in winter months, the new heating put in at the end of 2016, which was appreciated by many at the two Carol Services and Midnight Communion service in December 2017.

Quinquennial Inspection

As in the previous inspection in 2012 the biggest item was the need to re-roof the whole church replacing the supporting battens, although it was felt many of the tiles could be reused. It has been previously reported that we have twice applied for a Roof Grant for this work but on both occasions were unsuccessful.

The undersized battens which are failing are the cause of the undulations which can be seen in the roof. The inspecting architect has recommended that this work be carried out within two years, although he also commented that the issue was being raised in an inspection as long ago as 1990 so the problem has existed for some time, and the rate of deterioration is difficult to assess.



At the same time it is recommended that work is done to the rainwater drainage system and the bellcote. There were a number of other less significant issues raised.

Church of the Holy Spirit

As we have been enjoying the use of the new Barnabas room and the opportunities it has created for us in our ministry, and particularly as a prayer space, we are pleased not to have had to deal with problems like leaking roofs and subsidence as we faced last year.

We have been able to improve the kitchen and hall with the generosity of both funds and time from the church family.

- For some time we have wished to improve the kitchen and in particular put in a dishwasher capable of properly washing the dishes etc after our functions. After successfully raising the funds this was set in hand for the summer and was linked to a major sort-out and clean-up in the kitchen by members of the church family, as seen in the picture. It took some time to complete the electrics and work surfaces associated with the new dish washer, but it has now been operational for several months and is greatly appreciated.



- The paintwork in the hall had become damaged and rather tired (and not everyone liked the colour at the lower level from when the hall was renovated in 2009!). Again volunteers worked to transform the hall in August (as seen in the second picture), and it is much improved as a result.



Quinquennial Inspection

Most of the more significant issues found from the inspection of CHS related to the flat roofed area of building at the front of the site, which is the only part not to have seen major refurbishment in the last 10 years. Significant work is required to the walls, roof and windows and the inspecting architect is encouraging us to progress the complete refurbishment or replacement of that part of the building. Failing that we can expect to have to undertake substantial repair work over the next few years.

Planning for the future

As mentioned last year the PCC has been considering where our next investment should be, although given the sums likely to be involved it is unlikely this can be for some time. Much thought and prayer are going into this given the substantial funding that will be necessary. The wish of the PCC is that, while there are pressing needs at both St Luke's and CHS to replace time expired fabric, that as far as possible we link this to, and focus on, enhancing our ministry.

Thank you

Once again we would like to thank the church family for their generosity both in time and financially. Funds related to our buildings have not only enabled the work on our kitchen, but also paid off a substantial part of the debts arising from the creation of the Barnabas Room and the previous work on the church, office and foyer. Much work has been done by volunteers particularly at CHS in the last year, as demonstrated by the work on the hall and kitchen mentioned above, but in so many other ways as well.