

Burpham Church Fabric Report 2019

We were relatively fortunate that 2019 saw only a few problems arise in our buildings, although we still have the serious long term issues, identified in the Quinquennial (5 yearly) inspections carried out early in 2017, arising principally from the age of the buildings. We have also been considering further improvements to enhance our ministry, mainly at this stage focused on what our overall vision is for the future.

St Luke's Church

St Luke's continued through 2019 with its regular Sunday 8am communion and services for special events such as Remembrance Sunday, and Christmas Carol Services and Midnight Communion. During the autumn and winter of 2019 the path leading to the church frequently flooded, became very muddy, and difficult to use to access the church, and this was very evident at Christmas time.



The Levasier family came to the rescue in March 2020 and, led by James, have widened and greatly improved the path as these before and after pictures show.

The main issue at St Luke's remains the need to re-roof the whole church replacing the supporting battens, bearing in mind we have twice applied for a grant to help fund the work, but have been unsuccessful. The rate of deterioration of the roof is slow, but it is very difficult to assess how much longer it will last. The gutters and downpipes were cleaned and temporarily repaired in 2019 and we believe this has reduced deterioration of the walls below.

Church of the Holy Spirit

The main issue at CHS has been the south window, as reported last year, with the woodwork deteriorating rapidly and the need to repair both the woodwork to the windows and the fascia above. We knew that the windows had been a problem ever since they were originally installed over 50 years ago, but felt it best to repair them rather than completely replace them at several times the cost.

Work was carried out in September and October, and it became clear that the timber had rotted even deeper than was apparent externally. However with additional new timber to strengthen it structurally we were able to complete the works before the winter.

Serious winter storms, which people will probably remember, resulted in significant ingress of water after the work was completed, and it turned out that special drainage arrangements to take away water penetrating the glazing, which were put in soon after initial construction, had not been properly replaced. The contractor returned to rectify the situation and so far the repairs now seem to have been completely successful. This picture shows the windows just after completion of the work.

As with St Luke's the gutters and downpipes were cleared and repaired in 2019.



General condition

As previously reported the 2017 quinquennial inspection of CHS expressed serious concerns about 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 ideally by replacement of that part of the building. Hopefully this can be addressed as part of a wider improvement to enhance our ministry as mentioned above.

We will also need to resurface the car park fully before too long, but do regular patch repairs to maintain accessibility.

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 enabled a variety of works to improve our buildings, and all the debts from previous works were paid off at the end of 2018. Much work has been done by volunteers and we again wish to express our thanks to all involved.