

Budget

The budget for the work is £2 million. The indicative cost for building work (including contingencies) is £1.49 million, professional fees are estimated at £179,000 (12%) and VAT is £334,000 (20%). We hope the VAT will be reclaimable. We have a grant for £1 million from Viridor Credits (Landfill Community Fund). We anticipate that we will receive sums of £250,000 and £60,000 towards works and fees from Heritage Scotland's Grants for Places of Worship (Lottery Fund). This leaves a funding gap of almost £360,000 to be met by the Parish and other grant bodies.

We applied for a grant of £100,000 from the Listed Places of Worship (LPOW) fund but were recently told that this will be unsuccessful, if we expect to receive the Heritage Scotland grant.

There is a major issue. In order to secure the £1 million Viridor grant, we need a contributory third party payment of £102,000 to be made by early July, in 3 month's time. We had anticipated using the LPOW grant money or Lottery Funding to cover this but recently learned it will not be available in time to meet the deadline. While we are pursuing other grants, we need to face the fact that we have a challenge—we need to raise just over £100,000 in 3 months (we can probably source £30,000 from existing parish funds).

Fabric and Funding Committee

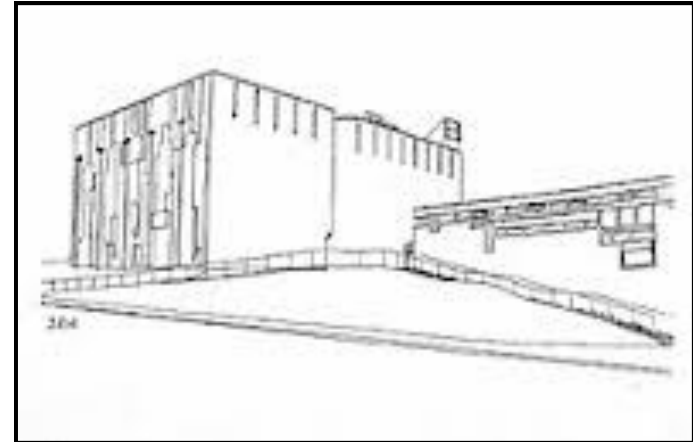
Although John Hastings is continuing to liaise with the Diocesan Estate Manager and contractors regarding the project, we need to set up a Parish Committee to address both the financial challenge and other aspects of the work such as the conduct of parish activity over the period of church closure. We have arranged a meeting, open to all parishioners (see Bulletin) to discuss this. We will be seeking volunteers (and, in particular, those adept in fund-raising activity) to join this Committee.

Please support your parish at this important time!

Your views and opinions

We are always keen to hear from parishioners with questions and views on the re-constructions and the financing. If you have any questions about the project, you can speak to John Hastings, Father Ness or Deacon John.

St. BRIDE'S CHURCH EAST KILBRIDE



REPORT ON REPAIR PROGRAMMES

April 2015

Background

This is the second update on repair programmes for the church buildings. As we mentioned earlier, St Bride's is a Category A listed building (a building of significant national or international interest). The authority for listing rests with Historic Scotland, which also monitors any building work and repairs carried out, in order to ensure the architectural integrity of the building.

Minor works programme (funding in place)

The outstanding elements of this programme comprise replacement of the main piazza entrance door, repair of the internal door, installing a proper wheelchair ramp with floor level lighting, building a new piety stall, taking down the glass partitions around the lady chapel and replacing the seating in this area. The architect is discussing the work with the joinery contractor. Aspects require approval of Historic Scotland, to ensure the work is carried out in a way that maintains the church's architectural style.

Major works programme

The firm of architects leading the project is Stallan Brand. In mid-March, I attended a meeting at Stallan Brand's office with the Diocesan Estates Manager and Treasurer to discuss the major works in outline. The following week, I attended a meeting with the main contractors who had been involved in scoping the major works; the purpose was to discuss the planning of the project. The contractors had a further meeting before Easter to go into more detail. There is a lot involved. Earlier scoping work identified many of the structural challenges and provided sufficient information to specify the broad extent and cost of the work. However, more detailed investigative work will be required before the building work can start in earnest (likely July).

A structural engineer visited the church on Thursday this week, along with one of the architects. Joe Gallagher was there to assist with his extensive knowledge of the building. We were up in the ceiling space and out on the roof to examine the state of the covering and damage to woodwork and the steel structure in dark corners of the roof space. The contractors spent two hours examining the building, both externally and internally. However, a visual inspection can only reveal some of the issues. Other aspects will be revealed by using specialist equipment, such as infra red cameras, or by creating openings in the walls to get a better understanding of potential structural weaknesses and the sources of leaks. It may be more effective to delay some inspections until builders open up part of the walls and roof.

Principal aspects of the major works

The main structural problem is the load on the roof which is suspended from the back and front (altar) walls. The main issue with the back wall is its strength. A very large number of new wall ties are needed to hold the outer and inner brick skins together. Behind the altar, the main concern is water leakages; mortar between the brick skins acts as a conduit for water penetration and the strength to support for cantilevered canopy over the altar is compromised. The steel roof struts straddle the distance between back and front walls. The supports at each wall need examined and will likely require strengthening. The steel struts will need strengthening with additional cross braces and some of the struts will need replaced due to water damage. Some roof timbers are damaged by rot and will need replaced. Only when this is complete can the roof covering be repaired to seal leaks. Water runs across the roof from front to back; the drainage channels need re-bored or their size increased to clear rainwater more effectively. Light chimneys are covered in copper; there is damage there which needs repaired to prevent leaks.

There are 4 sets of vertical glass windows along the length of the roof struts to allow natural light to permeate the building. These have been covered with plastic sheeting which has become opaque, darkening the interior of the church. The covers for the light channels on the left wall (facing the altar) have also become opaque, darkening the interior. This will be addressed.

Other damage is more visible. For example, brick and mortar damage on the walls. Masonry specialists have already taken brick and mortar samples so that repair and replacement of damaged brickwork can be carried out to meet Historic Scotland's requirements to bring the building back to the original. Drainpipes on the back and front walls will need repaired or replaced. The drains along the east wall (nearest the school) may need replaced.

As part of the project, the wood ceiling will need removed. New lighting will be installed which is more efficient and can be more easily maintained. There are other elements of work, such as reinstalling underfloor heating, which would be desirable but would require lifting the paving stones in the floor. This is outside the existing £2 million budget.

To carry out this work, the church will need to be closed for 15-18 months. The pews will be removed and stored (possibly under the balcony) and wall fittings removed. A working platform will be built under the ceiling and scaffolding erected externally with a vinyl cover over the roof to offer wind and rain protection for the church and contractors over the repair period.