



Our roof
is leaking!

Can you
help in
any of
the
following
ways?

The problem. The church roof leaks. The leaks have already damaged paintwork and the carpet in the Sanctuary area, and until we do something about it the situation will only get worse.

The background. The church originally had a flat concrete roof – you can see the underside of it in the church. Like many flat roofs this began to cause problems and after several years of patching the asphalt waterproofing, in the 1980s the church installed a low-pitched roof above the concrete roof. This solved the problem and we had no more serious problems until 2017.

The pitched roof. The pitched roof consisted of a series of wooden supporting frames spanning across the church, carrying panels of chipboard with a thin waterproof layer of aluminium bonded to them. Joints between panels were sealed by interlocking the edges of the aluminium sheeting. The panels were called Broderick panels, and were 'cutting edge technology' at the time. However, they have now reached the end of their useful life, having lasted for more than 25 years. Small holes have developed in the sheeting, allowing water to penetrate into the chipboard – and chipboard + water soon becomes chips. Some of the supporting timbers have also rotted. This entire pitched roof needs to be removed and a new waterproofing system installed to replace it.

Alternative solutions. We considered two basic designs for a replacement. One was to use a modern built-up felt material, incorporating insulation and shaped to produce falls to the sides of the building. The other was to replace like with like, installing a new low-pitched roof over most of the area – using a system of frames spanning across the building supporting insulated metal sheeting. We would use galvanised steel frames rather than timber. Both solutions would require some work on the guttering to ensure that the water drained to the existing downpipes.

Chosen solution. We do not know how strong the concrete roof is – so we cannot be sure what loads it will carry. Although the built-up felt solution might not in itself be very heavy, we do want to be able to install solar panels on the roof one day, and they certainly are heavy. Indications were that both solutions would be about the same price. So to be confident that we were not going to overload the flat roof we opted for the new low-pitched roof.

Permissions and consents. We had to apply for planning permission because the proposal includes the installation of a handrail around the roof for safety reasons; the existing brick parapets do not meet modern standards. Planning permission has been granted. We also had to get a Faculty - the approval of the church authorities, and this was granted on 3rd September.

Contractors. We invited tenders from four interested contractors, and so **we** now have a clear knowledge of the cost of the project. It is more than we hoped; with the addition of architect's and engineer's fees it will be about £135,000. We have discussed possible savings with the intended contractor, and managed to save a few thousand pounds by coming up with alternative ways of satisfying the specification.

How can you help?

- ❖ Pray
- ❖ One-off gift?
- ❖ Increase monthly giving for a year?
- ❖ Interest free loan?

THANK YOU for all you already contribute both financially and in time and talents and thank you for spending time reviewing with God how he wants you to use all that he has given you.

In order to decide when to go ahead with the building work we would love you to pray about how you will be able to help and respond (even in the form of a pledge) by 30th September.

TO SET UP A STANDING ORDER

Information for those who bank on-line

Bank: CAF Bank Ltd, King's Hill, West Malling, ME19 4JD
Sort Code: 40 52 40
For the credit of: St Francis PCC
Account No: 00016736

Please let our Treasurer (Mark Venables, treasurer@st-francischurch.org.uk 07917 890308) know when you start your standing order and how much so that he can check it gets into our account. Mark is very happy to discuss any financial queries you may have about this project. Colin Reed and Brian Webb are happy to answer questions about the proposed building work.

St Francis
Believing in our community