



November 2021

Refurb Phase One is complete!

Dear friends of Brunswick Church.

First, sorry for the long gap since our last update. A few of you have been asking where things are up to. It's been a bit busy as the actual building work has been happening as there is a constant stream of meetings with contractors, architects, updates, issues arising that needed dealing with (like the discovery of an old rectory basement under where the hall extension was to go!), all on top of normal life. We had put several progress reports and latest photos on the [news section](#) of the website (brunswickchurch.org.uk/news). Anyway, here's the latest: main headline: bar a few odds and ends, ***Refurb Phase One building has been completed!***



First we need to acknowledge again that God is the great provider. We have just had the final estimated bill, and it seems something amazing has been happening. On a total project cost of £619,846 (a little more than when we started), we have received in gifts, grants and donations £620,073! This is £227 too much – or if you like percentages 0.04%. We have lots of great stories of well timed donations that have covered a sudden extra cost, or other extras that have been off-set by savings. It's been a roller-coaster, but we have arrived, and your prayers have been vital.

It seems to be an immutable law that all building projects go over time and budget once even the most carefully laid plans meet the realities of the site. On top of that, this project has been running during the worst situation in living memory for construction with materials (supply, rising prices) and labour (pandemic and pingdemic) issues, but our main contractor Armitage has been brilliantly resourceful and managed to keep delays and cost bumps to a minimum. Again, your prayers will have helped.

What's next?

The hall is now back into regular use for Positive Steps and other community activities and events as we carefully re-open post-Covid-lockdowns (check out recent [news items](#) for details and photos of several of them including a [Caribbean Celebration](#) and hosting [Ardwick Climate Change Summit](#)). We are also lining up several special events between now and spring – including a Christmas Pantomime (ohhh yes we are!) – and exploring and consulting with the local community other uses, particularly sports.





As a postscript to Refurb Phase One we are also actively pursuing adding two electric vehicle charge points to the revamped car-park. For this we have already put in infrastructure such as trunking for the cables and selected a quote for the installation. We have asked three local bodies, all of whom advertise their green credentials, for a third (£1500) each of this cost. So far one has said yes, one has made positive noises, which looks hopeful, and one we have yet to hear from.

A not so good moment was discovering one recent wet day water dripping into the new foyer for the hall. It turns

out the leak is not there but in the church lounge roof a few yards away. This roof has been troublesome for years (one of us can remember being up there with a tub of mastic 40 years ago!) and it is a worry that it could cause damage to the new building work. So, we are looking at urgently replacing the whole roof – an additional expense of at least £20,000 we could have done without.

An official opening event, featuring Sportstacular 2, for Refurb Phase One is being planned for early April to which all funders and supporters will be invited. That of course includes many of you. More details to follow.

Once we get our breath back from all the above, we will begin to explore the next phase of Refurb. This will likely involve renewing the front doors and main entrance, the existing toilet block, and replacing the Worship Room windows and heaters.



Church Community Garden

Of course part of one of the remaining two phases of Refurb is already up and running. The new care home development opening next door meant closing off this area at the rear of the church which was a previously a walkway. So with help from a recently retired Landscape Gardener ex-member, it is now the Church and Community Garden and is thriving. We have bigger changes in mind which will need financing at some point, but for now it is in regular use and a good community resource. More info and photos here:

brunswickchurch.org.uk/refurb-garden.



Thank you for your interest, support and prayers.

The Congregation of Christchurch Brunswick

