

Weekly Update 12

Saturday 31 December 2022



Goodbye 2022, hello 2023

We skipped the production of a Christmas Eve newsletter, so here we are at end of 13 weeks of contract works and the conclusion of an extraordinary year for the St George's roof project.

A spectacular late run with fundraising, after the Diocese declined funding support, coincided with City Council finally granting building consent. Our detailed application languished in its in-tray for a couple of months before a month of niggling quibbles. The cumulative effect was to delay a start to contract works, pushing things from the beginning of May to the start of October.

If that wasn't enough, despite having secured key building materials to avoid supply chain delays, we hit several shortages we couldn't control. Problems with scaffolding, riggers, and a lack of fine weather set us back another month, threatening planned completion by the end of March 2023.

Once the building was wrapped the asbestos specialists removed the old tiles in double quick time to reveal, to our dismay, a wide variety of roof substructures that are quite different to those evident in earlier explorations and used in the seismic strengthening design. Fortunately, only minor redesign was required.

While the carpentry team immediately set about replacing rotted timber, the collaborative design team of engineer, architects, and builder, adopted a 'rolling-wave' approach. It will help minimise delay to just three days, with the carpentry team working all weekdays, except statutory holidays, right through the summer holiday period. They will be ready for the roofing contractor to start on 9 January. On that date we'll know how long the roofing phase will take because our project delays may have required the roofer to reschedule skilled staff to other contracts.

At this stage, the probability of achieving our end of March completion target looks to be around 70 per cent. Construction work is almost certain to be complete by then but scaffolding removal is likely to delay site clearance.

Steve Barnett, Project Lead