Broughty Ferry
PRESBYTERIAN CHURCH

Church Renovation Project Update

November 2026

We are pleased to report that excellent progress continues to be made on the Church Upgrade Project. The project remains on schedule and, overall, we believe we are broadly on budget. Most importantly, work has progressed safely, with no accidents or health and safety incidents on site.

There has also been encouraging news regarding funding. The Brook has been successfully marketed, and the Trustees have accepted an offer which exceeds the conservative value included within our project budget. The purchaser's offer is subject to obtaining planning permission for a change of use to offices, a process which may take up to 14 weeks to complete.

We have also benefited from Alan's prompt work in securing recovery of VAT on certain professional fees and stone-pointing works through the new Listed Buildings VAT scheme. While the amount recovered is modest, every contribution helps, and we understand that the available funding for religious buildings across Scotland is limited.

The Project Committee has also approved the replacement of the existing toilet facilities as part of the overall upgrade. This represents an additional investment of around £20,000, including VAT. However, we are confident that sufficient funds are available to undertake this improvement, which will significantly enhance the facilities available to all users of the building.

Challenges Along the Way

As with any refurbishment of an older building, a few unexpected issues have emerged as work has progressed.

The builders discovered that concrete lintels in the kitchen area are cracked and require replacement. Fortunately, this type of issue is exactly why contingency allowances are included within construction budgets.

A more significant challenge arose during preparations to create the planned opening between the hall and the middle meeting room. The existing wall proved to be far more structural than originally anticipated, and removing it as first proposed could have compromised the stability of the roof. Working together, the structural engineer, Crawford Mackenzie and the contractor have developed a practical solution which will involve introducing timber support beams into the hall. We are currently awaiting final drawings and costs. Although this work will not be inexpensive, we remain hopeful that it can be accommodated within the overall project budget.

Progress to Date

The photographs accompanying this update show how quickly the building is being transformed.

Highlights include:

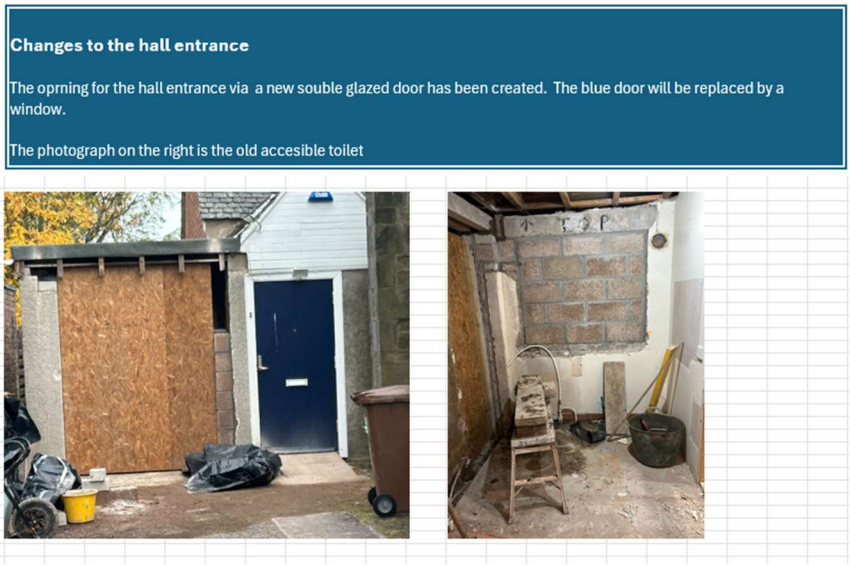
- 8 of the 10 planned new wall openings have been completed.
- The new servery opening has been formed from the kitchen into the hall area.
- The church platform has been rebuilt and the baptistry removed.
- The new entrance structure has been installed.
- Walls for the new toilets and cleaners' store have been constructed.
- The sale of The Brook has been agreed, subject to planning consent.
- Additional grant applications have been submitted to support energy-efficiency improvements.

How You Can Pray

Please join us in praying for:

- Continued safety for all contractors and workers on site.
- Wisdom for the design and technical teams as they address the remaining structural challenges.
- Successful outcomes from our funding and grant applications.
- Patience, understanding and encouragement for everyone affected by the temporary disruption.

Overall, we remain encouraged by the progress that has been made. While some challenges have emerged, these are being addressed constructively, and at present we remain confident that the project is on track both in terms of programme and budget. Thank you for your continued prayers, support and encouragement.



Changes in the Church

The platform has been reduced in size and tbe Baptistry removed

The entrance door structure has been rebuilt for the central accesible doorway

The opening to the left of the church has been created opening out the vestry into the entrance







The kitchen and hall opening

The opening has been created for the new servery into the hall extension

The bricks above will be removed to open into the hall. This is the wall which is leaning and needs extra design work.









The plan for the Upgrading of the toilets

On completion, we will have 4 unisex toilets - one of which is accesible

Each cubicle will have its own sink and dryer,

Ine will open off the foyer and the others off the hall which will help if there are two independent activties one in the church and one in the hall.



