

St Mary's Church Frampton

Roof Repair Project

October 2015 -
January 2016



Our Architect:

Mary Anderson
Anderson &
Glen



Contractors:

Belfry Ltd



Contract Agreed with Belfry Ltd

£67,536 + VAT

Start: 5th October

Finish: 23rd December

*(minor works completed 2nd week
January)*

Delays due to:

- Bat Visits
- Material delivery
- Adverse weather
- Identification of additional repairs –

extra cost!

Background:

The church is in a remote location and on the south side is not overlooked for miles.





During 2 attacks in 2011 – thieves stole a large quantity of lead and also a section of the copper lightning conductor!

In 2014 there was a further attack when the lead over the Meeting Room area was stripped – allowing the rain to pour in on Palm Sunday (*despite new roof alarm*)!

The temporary roof covering of plastic sheeting was fitted to protect the roof timbers. It kept most of the rain out but a full repair was urgently needed!





The Faculty:

Permission was sought to allow the stolen lead to be replaced with Terne coated steel, new roof slates to Vestry & South Porch plus new rainwater goods.

Total Budget Cost Approximately £91,046 Inc VAT (recoverable) and Architect Fees.

Main Finance:

- Fundraising FoFC £16,500+
- Grant £50,900
- Cash Income Bond £10,000

Lead v Steel:

Lead – still the main roofing material can last for up to 200 years. It is very heavy at 5 or 6 mm thick.

The scrap value of lead in 2011 peaked at £1100 per tonne. 2014 £950. 2015 £900. 2016 £800.

Terne Coated steel - is much lighter at only 0.5mm thick. Once applied very difficult to remove. A much less valuable target to thieves! Life of 50-70 yrs estimated.

Rainwater Guttering and down pipes also needed replacement!



Considerations: Lead hopper ~ 1796



The Bats!

- Bat Mitigation Statement required by Local Authority – almost £200 **extra cost!**
- Bat Consultant Fees
- £350 per day **extra cost!**



The Law: Must not kill, injure, intentionally disturb, or block access to bats!

The Church Organ – required large pipe removal and storage. Plastic sheeting to cover over to prevent dirt and dust access. Requires full retune & works!



Restricted use of building







Health & Safety Measures:

Scaffolding – had to be alarmed to reduce risk of theft!

Grave headstones had to be boxed in with timber to protect them.

Risk Assessment.

Insurance had to be increased during contract period - **extra cost!**















F. E. Hewitt
Kinton
1852





















The Future:

The roof works indicated that the remaining lead will eventually need replacing! Some lead patching work at lower level was done, along with a timber repair under meeting Room roof.

Quinquennial Report recommendations include:

- Belfry Tower louvres need repairs and remeshing.
- Better church access ramps
- Re-pointing works – entrance & boundary walls
- Etc etc. etc.

