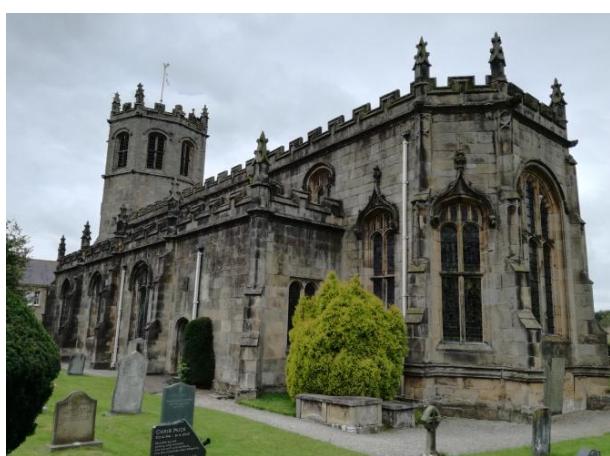


## **Saint Margaret's Church Hornby**

### **Roof repair faculty application 2019**

This application is made to restore and renew the 1889 roof to the nave and chancel of Saint Margaret's Church, Hornby, as closely as possible to its original 1889 design and appearance, by replacing the top layer (only), which was originally lead, with an alternative material, specifically the proprietary system Dryseal Heritage. The original lead covering is lifetime-expired, and approximately one fifth of it is missing, having been stolen in September 2018.

**In making this application, we rely heavily on the advice given in the Historic England 2017 document *Metal Theft from Historic Buildings*.** We also present, as a case study, the positive experience of All Saints Church, Sedgley.



*Photographs of Saint Margaret's, Hornby. No part of the roof is visible from ground level.*

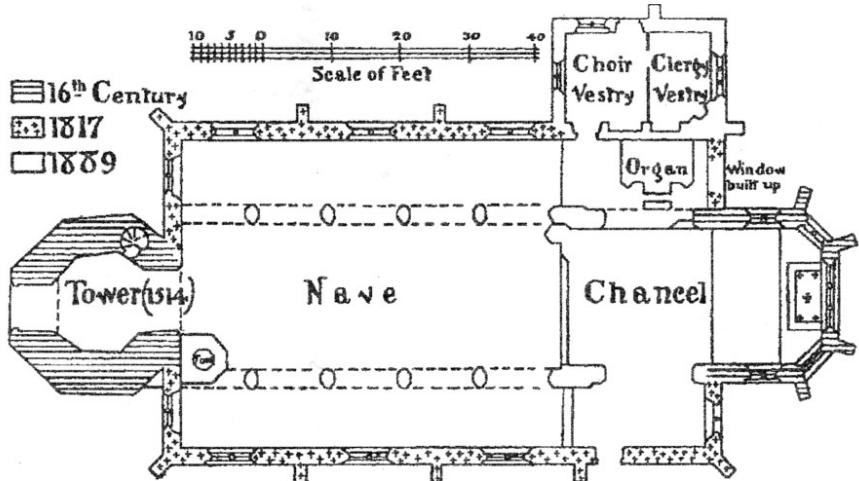
## Statement of Significance and Statement of Need

The octagonal west tower of Saint Margaret's, Hornby, and the matching half-octagonal east wall of the sanctuary, date from 1514 and 1523 respectively.

Virtually everything in between is from the Austin and Paley restoration of 1889, on a footprint established in 1817.

More information is given in the two documents *Saint Margaret's Hornby Visitors Guide and History of Saint Margaret's Hornby 2015*, which together constitute the full Statement of Significance.

The 1889 lead roof has reached the end of its life, and water ingress is placing the building at risk. Furthermore, on the night of Thursday 13 September 2018, more than three-quarters of the lead was stolen from the roof of the north aisle, resulting in significant further water ingress. Temporary plastic sheeting currently covers this part of the roof. The need is for a new top layer for the 1889 roof structure, to replace the lead which has been stolen, and to replace the lead which has reached the end of its life.



*Top left: nave roof, from the tower, Saint Margaret's, Hornby, Quinquennial Inspection 2017  
Top right: water ingress and fungus growth on roof timbers at Saint Margaret's, Hornby, 2015  
Bottom left: north aisle roof, Saint Margaret's, Hornby, Friday 14 September 2018  
Bottom right: north aisle roof, Saint Margaret's, Hornby, Friday 14 September 2018*

## **Historic England 2017 Metal Theft from Historic Buildings**

### **1. Change of material following theft**

This application includes a change of material following a serious theft.

Historic England states (page 1): “*Each case will need to be judged on its own merits and we appreciate that sometimes a change of material should be considered following a theft in order to ensure the long term future of the building.*”

Historic England states (page 2): “*Where the risk of further theft is too high, for example where there has been a serious theft, or repeated minor attacks, it is not reasonable to expect like-for-like replacement.*”

### **2. Pre-emptive removal of lead**

This application includes the pre-emptive removal of lead from the parts of the roof not affected by the theft, as the lead has reached the end of its life.

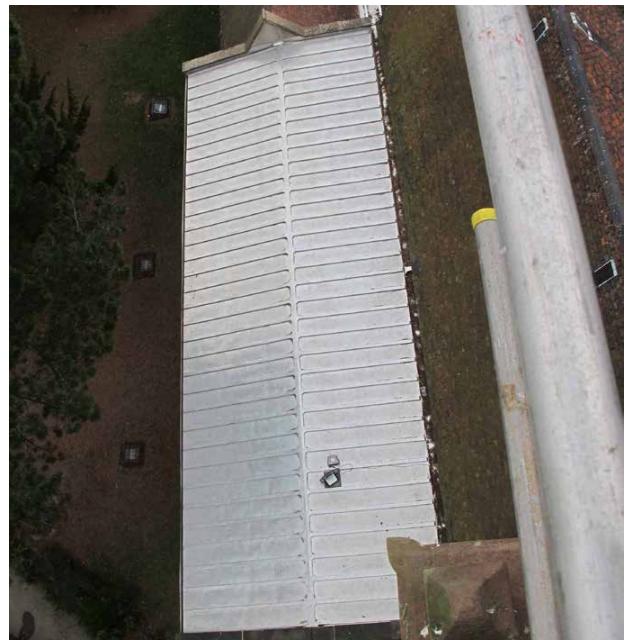
Historic England states (page 6): “*We will not support the pre-emptive removal of lead from roofs not affected by theft, unless there are exceptional circumstances. For example, where a lead roof on a church has reached the end of its life, the church has been subject to previous thefts, and the risk of further theft is too high, we may support the removal and replacement of lead with an appropriate alternative material.*”

### **3. Preferred alternative material**

Historic England favours metal alternatives to lead, principally sound-insulated terne-coated stainless steel, stating (page 2): “*Historic England will not support the use of synthetic non-metal materials as roof coverings on listed buildings, unless there are highly exceptional circumstances.*”

In the briefing on page 7, Historic England accepts that the financial situation may constitute an exceptional circumstance, asking for financial information to be disclosed in order to determine whether this is the case.

The financial situation of Hornby PCC constitutes an exceptional circumstance. Neither lead nor a metal alternative to lead is affordable, in the short term or the longer term. Extensive research has revealed no organisation other than Hornby PCC willing to fund the substantial cost of a new metal roof (or even a non-metal alternative) for Saint Margaret’s Church, Hornby. In contrast, a synthetic non-metal alternative is affordable, as is the long-term maintenance programme that such a material would require. Page 12 of the All Saints Sedgley case-study document shows comparative capital costs; page 14 of the same document sets out the comparative costs of a 90-year maintenance and renewal programme.



*Photograph: stainless steel roof (Historic England)*

#### 4. Historic England support for non-metal alternative materials

Historic England states (page 2):

*"Where a permanent repair cannot be organised quickly, a short term covering of roofing felt might be necessary."*

This application fulfils the condition that a permanent repair, in lead or an alternative metal, cannot be organised quickly. Historic England would therefore support the use of roofing felt.

Roofing felt is known to be

high maintenance, with a limited life-span. It becomes brittle with exposure to sunlight, and is best used on completely flat roofs, where it can be protected from the heat of the sun by a layer of white gravel.



Detailed cost estimates, from different roofing companies, for the work at Saint Margaret's, Hornby, indicate that roofing felt has a similar capital cost to more modern synthetic alternatives.

The modern synthetic alternatives have lower maintenance requirements, a longer life-span, and a more sympathetic appearance.

*Photograph: roofing felt on a previously lead roof following lead theft (Historic England)*

#### 5. Conclusion

The circumstances at Saint Margaret's Church, Hornby, fulfil the conditions under which the Historic England document expresses support for a change of material following lead theft.

The circumstances at Saint Margaret's Church, Hornby, fulfil the conditions under which the Historic England document expresses support for a change of material where a lead roof has reached the end of its life.

Historic England supports the use of synthetic non-metal alternatives to lead in exceptional circumstances, and acknowledges that the financial situation may constitute an exceptional circumstance. The circumstances at Saint Margaret's Church, Hornby, fulfil this condition.

#### 6. Final observations

In relation to cautions on pages 13 and 14 of the Historic England document, it might be noted that:

- (i) no part of the roof of Saint Margaret's Hornby is visible from ground level, and
- (ii) the roof line and detailing are unusually straightforward for a building with such a long history, as the entire roof to the nave and chancel was created as a single piece in 1889.

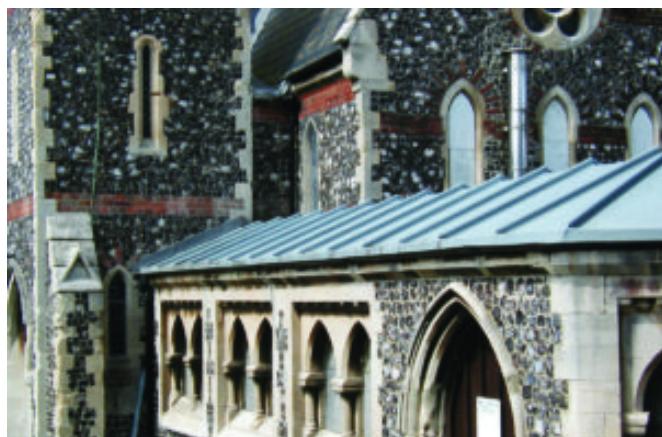
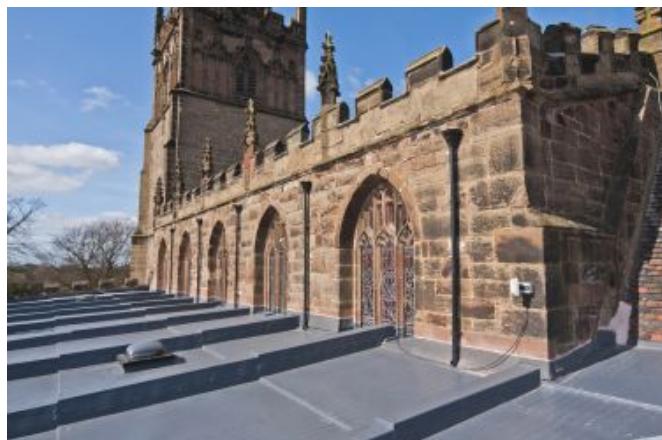
## Dryseal Heritage Roofing System

The full technical guide to the system is available at the Hambleside Danelaw website,  
<https://www.hambleside-danelaw.co.uk/dryseal-flat-roofing/dryseal-heritage/>

Attention is drawn in particular to the following, under *Features and Benefits*.

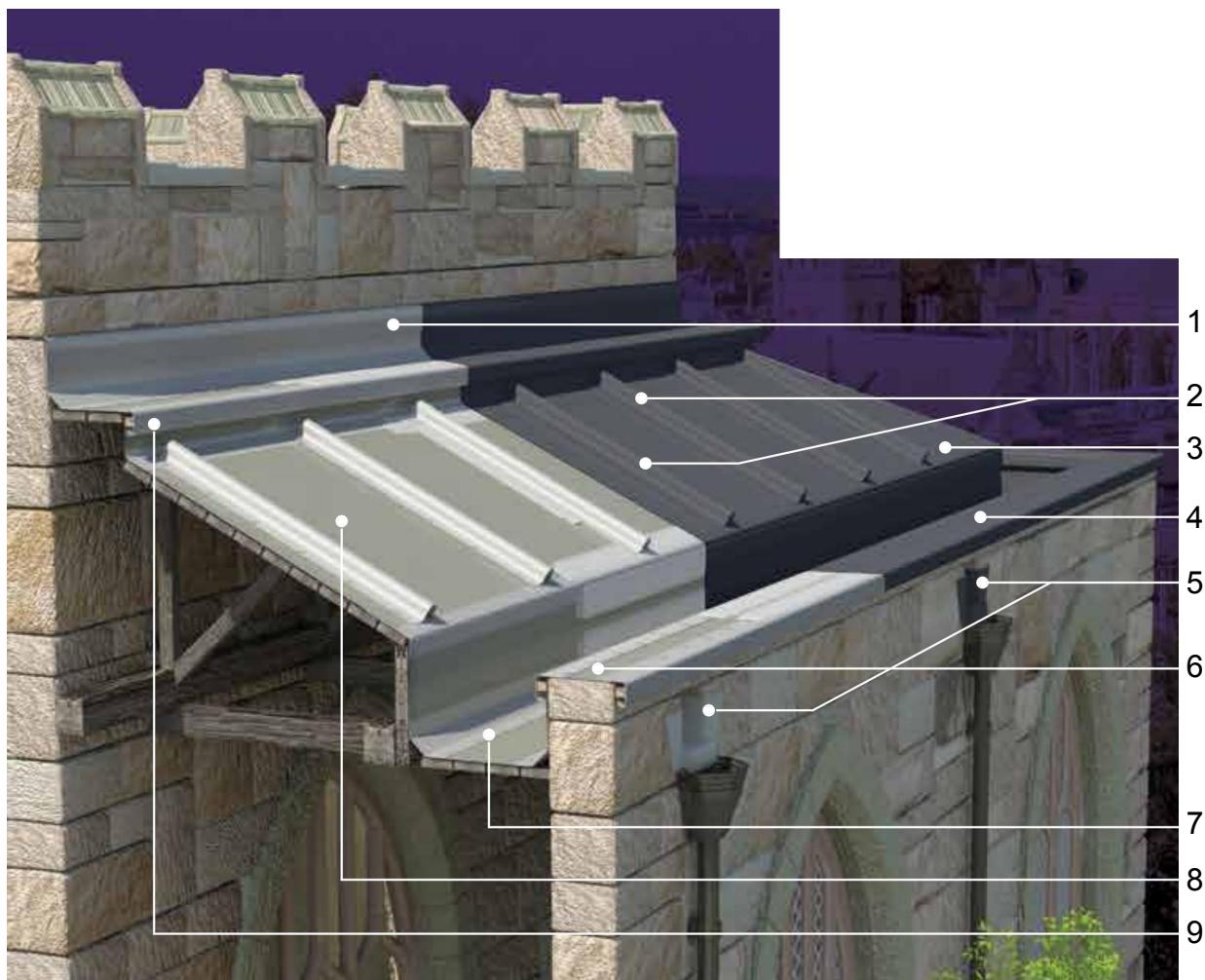
- Dryseal is not a “wet-lay” system, it is a component-based GRP membrane which is mechanically fixed to the roof substrate, meaning quicker, more positive installation.
- Components are easy to store, handle and install – the membrane is delivered in a roll.
- Dryseal delivers a 30 year plus life expectancy and can be refurbished to increase its service life by renewing the top coat at the end of its service life. Uniquely, there is no need to remove the system to refurbish.
- No heat or naked flames are required to install Dryseal.
- Dryseal GRP does not harden or embrittle over time.
- Dryseal is easy to repair or modify at any point during its lifetime.
- Unlike PVC membranes, Dryseal GRP is highly resistant to bitumen and most forms of chemical attack.
- The system can be made to look like expensive metal finishes (lead, copper etc) but Dryseal has zero scrap value.
- It can be recycled at the end of its life.
- Environmentally friendly low carbon impact production give Dryseal first class ‘green’ credentials.
- No fire restrictions of use apply to Dryseal under UK Building Regulations, even when fitted directly over a combustible substrate – Dryseal is rated Ext F.AC to BS476-3 for fire resistance.
- Dryseal is suitable for overlaying most existing coverings as long as the substrate is sound.
- The condition of the existing coverings does not adversely affect the Dryseal installation.
- **Independent thermal movement eliminates the stress cracking typical of more conventional types of GRP roofing.**
- Dryseal can be made temporarily watertight without lamination work, giving programme flexibility and customer confidence [allowing autumn/winter installation].
- Dryseal accommodates even the most complex detailing and is ideal for parapet encapsulation.
- The mechanically fixed nature of the system means that it can vent out moist air and condensation.
- The unique nature of Dryseal means that it can be incorporated into a free-floating installation for gutter linings.
- Reduced on-site time, due to the minimal “wet” working and maximum use of factory manufactured components, reduces the opportunity for defects due to workmanship.

- The same materials are used to complete waterproofing of joints and complex details. No difference in expansion and contraction between any of the components. The joints are just as tough and strong as the membrane itself. One material and system are used for the whole of the roof waterproofing.
- Dryseal can achieve the look of more expensive metal finishes by incorporating pre-formed rolls or rib detailing.
- The 20 year installed guarantee is independently insured by a leading warranty provider.
- The guarantee can be extended by 10 years during year 20 by refurbishing the surface finish.



*Photographs of Dryseal Heritage installations: Hambleside Danelaw*

## Dryseal Heritage Roofing System



1 Abutment flashing component

2 Simulated lead roll component

3 Dryseal complete with UV resistant surface finish

4 Dryseal components encapsulate parapet wall detail

5 Through wall outlet component

6 All joints are mechanically fixed and laminated (see lap joint detail on next page)

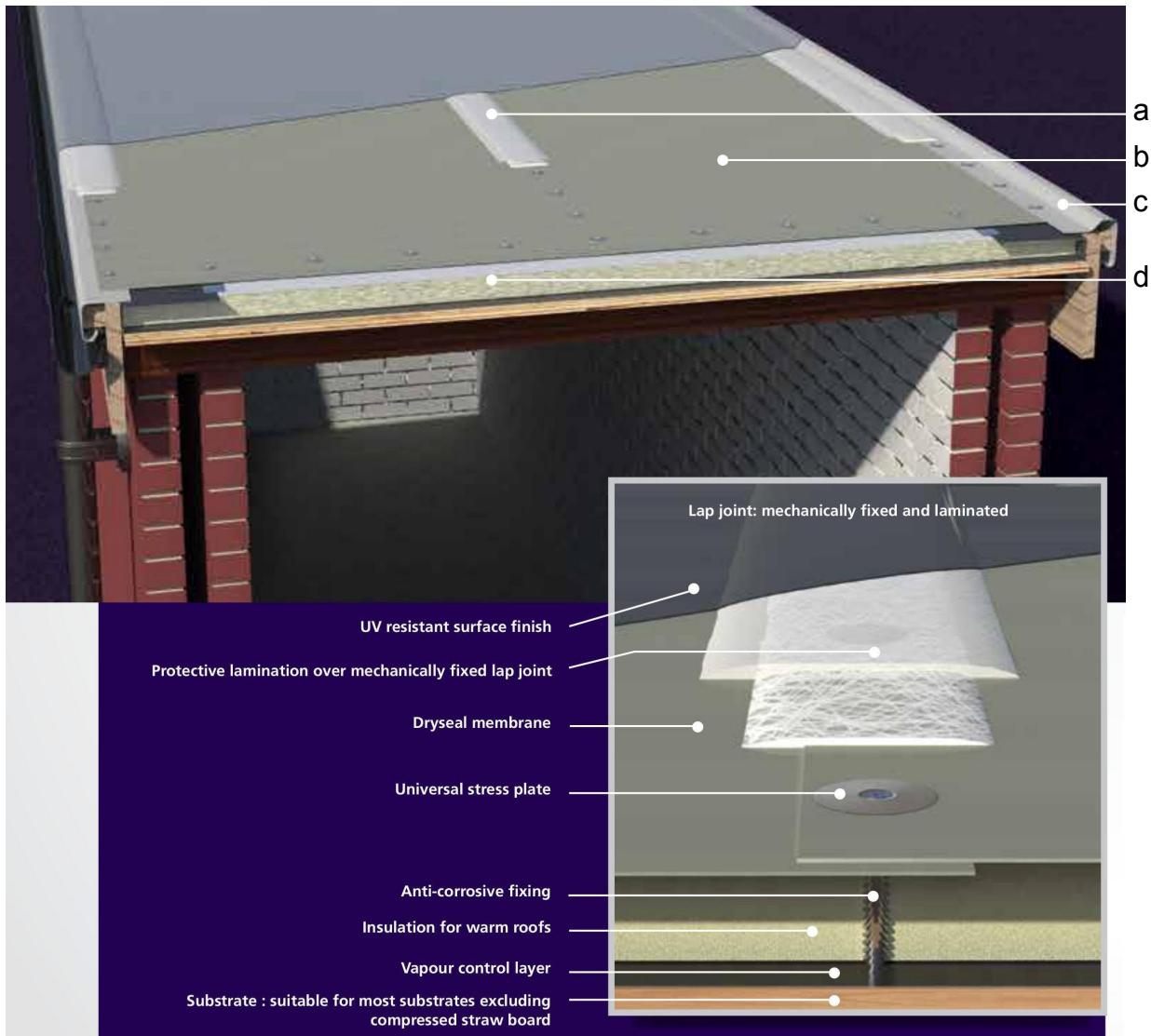
7 Box gutter component

8 Membrane component

9 Edge trim component

*Illustration: Hambleside Danelaw*

## Dryseal Heritage Roofing System



a Mechanically fixed and laminated top joint (see inset)

b Ribbed membrane component

c Roof edge component

d Dryseal allows air circulation to disperse condensation between the membrane and the substrate

## Case study: All Saints Sedgley

All Saints, Sedgley, has a Dryseal Heritage roof.

John Anderson wrote on 31 May 2019.

Hello Michael

*I am the Treasurer and a Churchwarden at All Saints' and in a former life a Civil Engineer (having used GRP in a number of novel situations for over 40 years - so I am a convert).*

*I have advised a number of Churches now in respect of GRP roofs and attach my submission for the faculty - that I hope will be helpful.*

*The roof has been very successful enabling an affordable solution against the cost of lead which would have bankrupted us. See discounted cash flow in the submission.*

*It does not drum as Stainless Steel is reported to do and folds (which can crack in stainless) are easily formed.*

*It is essential to follow the terms of the Hambleside Danelaw Warranty and have the roof signed off by them. DO NOT rely on an installers warranty.*

*We have a few minor repairs that simply require re-coating with GRP resin and, of course the roof can be refreshed after 20 years.*

*We installed insulation beneath the roof and have seen benefits in gas consumption and general comfort levels. This does however raise the level of the roof and reduce any parapet protection you may already have - see following.*

*Problems? none really although it presents a slippery surface compared to lead. We installed a high level access system to enable inspection to the nave roof - more than likely necessary before (although see above re insulation). For walking on the roof, prohibit anything other than soft-soled shoes – no hob nail boots that can damage the surface.*

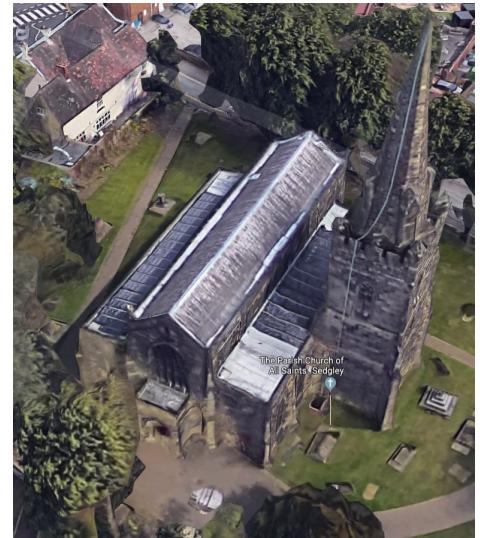
*How does it compare with lead? well it does the job and is not obvious to the casual observer. Bear in mind modern leads are thinner than 19th century lead and do not offer the same lifespan.*

*There is little I can add other than to commend it to you and hope your faculty submission will be successful.*

*Best Regards John Anderson*

*Treasurer/Churchwarden*

Image: All Saints Parish Church, Sedgley (Google Earth)



We also contacted Saint John the Evangelist, Redditch, which has a Dryseal Heritage roof, and received the following reply from churchwarden Barry Humphrey on 1 June 2019.

Dear Michael

*We have not had any problems or issues with the roof covering. It does look similar to lead but the thieves certainly know the difference. The fitters managed to give it the same features as the original so we are very pleased with the result.*

*Blessings*

*Barry*

The faculty letter in relation to All Saints Sedgley was issued on 9 June 2015, and is worth reproducing in full.

**DR CHARLES MYNORS FRTPI FRICS IHBC BARRISTER  
Chancellor of the Diocese of Worcester**

Francis Taylor Building, Temple, London EC4Y 7BY Tel. 020-7353 8415

DX: 402 London / Chancery Lane E-mail: charles.mynors@ftb.eu.com

(home address: 16 Elm Crescent, Ealing, London, W5 3JW Tel. 020-8579 3579)

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The Registrar,  
Worcester Diocesan Registry,  
MDX: 716253 Worcester

Letter 3

9 June 2015

Also by email (without supporting papers) to Mr R A R Alexander, Mrs L Matthews, the Deputy Chancellor, and Mr A Briton; and to the Parish ([allsaintssedgley@gmail.com](mailto:allsaintssedgley@gmail.com)), English Heritage ([katriona.byrne@historicengland.org.uk](mailto:katriona.byrne@historicengland.org.uk)), the Secretary of the DAC, and the Archdeacon.

Dear Registrar,

**Archdeaconry of Dudley: Parish of Gornal and Sedgley: Church of Sedgley, All Saints Faculty petition 15-08 relating to replacement of stolen lead on roofs of north and south side aisles**

I am writing in response to the letter of 17 March 2015 from Mr Alexander, and further to my interim reply of 20 May.

The church is listed Grade II. It has a high nave roof, and two lower side aisle roofs to north and south. It has suffered the theft of lead from the side aisle roofs. Security devices have been installed, but they have not been successful in preventing thefts.

As I mentioned in my first letter, I have been able to visit the church. I confirmed that the side aisle roofs are indeed invisible from ground level, and there is no nearby viewpoint at higher level from which they might be visible.

The parish has considered replacing the roofs with lead, with terne-coated stainless steel, and with GRP. It has carried out a careful cost analysis of the three options. The initial installation would cost £51,000 using lead; £35,000 using steel; and £15,000 using GRP. Over a 90 year period, taking into account that the GRP would need to be renewed at regular intervals, and discounting future costs to present values in accordance with the Treasury green book methodology, the costs of lead – assuming that it was not stolen again – would be £61,000; steel £38,000; and GRP £29,000. It notes that the roof is invisible from ground level. It therefore wishes to replace the roofs using GRP, in accordance with the Dryseal Heritage GRP system.

The DAC accepts that the use of an alternative material to lead might well be appropriate in the circumstances of repeated theft, (although each such application should be considered on its individual merits), but objects strongly to the proposal to use GRP. It expresses an emphatic preference for the use of terne coated stainless steel (subject to the need for a fully detailed construction specification). It points out that there is no detailed specification as to how the GRP covering would be carried out. It also considers that incorporation of

thermal insulation in any new roof covering as proposed could be supported, subject to details, and suggests that in the future the south aisle roof might be suitable for the installation of PV cells, which could be achieved on a sheet metal roof covering but which might make the use of GRP less appropriate still. It also suggested that the parish might consider a submission to the next round of Roof Repair Grants if time permitted. Finally, it suggests a detailed archaeological photographic record be taken of any works as they proceed.

English Heritage (the predecessor of Historic England) also objects to the use of GRP. It considers that lead is the traditional and historically authentic material, and should still be used. GRP, by contrast, is a modern product of unproven durability and bland uniform appearance; and is less suitable for use in the context of awkward angles and corners. English Heritage also draws attention to the lack of details.

In essence, this is a case very similar to the petition for a faculty to replace the roof at St John the Baptist, Bromsgrove, as to which I issued a comprehensive judgment a few years ago. I do not need to repeat my conclusions in that case.

Here, as there, the roof to be replaced is invisible from the ground – as has been accepted by English Heritage. It is of course true, as stated by EH, that GRPO is historically and visually unauthentic, and that there are well-recognised concerns as to its suitability. On the other hand, razor wire and security lighting were installed following a previous theft, which did not prevent a recurrence. And of course GRP is significantly less expensive than either lead or terne-coated stainless steel.

English Heritage suggested that the parish reconsiders the use of lead. I can well understand why it would not wish to do so. And I can understand too why it would not wish to use steel, on cost grounds. The historic fabric in this case – the previous lead covering – has now gone in any event, and will not be restored. Any new roof covering will therefore be just that: new. And although English Heritage explains that a historic building is listed not just because of its visibility, it is noteworthy that part of its objection to GRP is because of its “bland uniform appearance”. But it does not matter what is the appearance of the new roof if it can only be seen from a helicopter.

The cost argument has two strands. The actual cost to be met in the immediate future – that of the initial installation (including fees etc) – is £31,000 for GRP as against £61,000 for steel or £80,000 for lead. The parish’s case is silent as to the insurance implications of the different options, but if the cost is to be raised entirely by the parish, the first seems a much more realistic sum. The parish clearly recognises that the GRP will need to be replaced more often, but has taken that into account in its long-term projection. That too seems realistic – although, again, it would be interesting to see the insurance position spelled out.

New lead will be vulnerable to theft, with or without security measures in place – and the church’s insurers may, understandably, be unwilling to insure its future replacement. Any other material will be new, and it will be a matter for the parish’s advisers and insurers as to whether they prefer a material such as GRP, which may well last less long and be unsatisfactory in use – but cheaper – or whether they opt for an alternative, such as steel, which will be more expensive – but possibly longer-lasting.

I accept, in particular, that in cases where a new roof is to be introduced to cover a subsidiary element of a church (side aisle, transept, vestry etc) that is visible from ground level, it might well be preferable to employ a material that matches, at least visually, the

main nave roof. And that might suggest steel. But in this case, as at Bromsgrove, I am content that the parish employs the cheaper material, on the clear understanding that its future lifespan must inevitably be a matter for speculation.

A faculty should therefore issue for the re-roofing of the side aisles in EITHER terne-coated stainless steel or GRP, subject to conditions:

(1) that no works be carried out until the possibility of

(a) a grant; and

(b) insurance money

to cover all or part of the costs of using terne-coated stainless steel has been fully explored, to the satisfaction of the court;

(2) that no works are to be carried out until a full specification for the roofing, the associated flashing, and all associated details has been approved in writing by the DAC or, in default of such approval, by the court;

(3) that the works thereafter be carried out in accordance with the details thus approved;

(4) that a detailed archaeological photographic record be taken of the works as they proceed.

The purpose of the first condition will be obvious. The DAC should be consulted as to possible sources of grant funding; they (and the insurers) should be approached and invited to make at least a preliminary response within 28 days. The registrar will thus require to see copies of letters to those bodies and their replies (if any).

Yours sincerely,

**CHARLES MYNORS**

Chancellor

## News

# Churches threatened

Monday 19 August 2019 *The Daily Telegraph*

## by repeat theft of lead

**Warden of Grade I-listed building that has twice had its lead roof stolen calls for rethink on planning rules**

By Hayley Dixon

CHURCHES are being left at the mercy of lead thieves because of rules that prevent parishioners using modern materials to replace stolen roofs.

A Grade I-listed church in the diocese of Salisbury has had its roof stripped for the second time after plan-

ning rules meant the warden was banned from using composite materials instead of lead after the first theft.

It took St Peter's in Stourton four years to raise £160,000 to replace the stolen metal and repair the water damage that had occurred in the meantime and work was only completed last year.

It comes as the rising price of metal has seen thefts from church roofs increase by a third in the past two years, with incidents averaging 37 a month.

St Peter's is not the first church to suffer repeat thefts. Last night there were calls for church and local council planning officials to be realistic. Cris-

tina Fearon, who has been the churchwarden at St Peter's for more than a decade, said that the insistence that lead is replaced like-for-like is "putting churches at risk".

She said that alongside the risk of repeated theft, it took years to raise enough money to cover the expense of replacement and in the meantime, damage was being done to the buildings. "There has to be a bit of realism about this," Mrs Fearon said.

The restrictions on what can be used to replace stolen roofs are particularly onerous on listed churches, of which there are more than 13,000 across the

UK. St Peter's church, which dates from 1290, is a Grade I-listed building and has a number of listed memorials from the Hoare banking family, who bought the estate in the 1700s.

"I wish that the diocesan advisory committees would put all of their energy into choosing a material that would be good as a replacement," said Mrs Fearon.

Any changes to churches must be approved by the local Diocesan Advisory Committee (DAC) and, if they are listed, the local council planning department. The Church Building Council describes lead as "the most

appropriate" roofing material and warns there will be a "stronger presumption" that "historic appearance" is maintained if a building is listed.

In 2017, Historic England published guidance advising that "like-for-like is highly desirable" when a roof is stolen and stated that changing the material could "detract enormously from a building's significance". The guidance states that Historic England will "not support the use of synthetic non-metal materials" except in "highly exceptional circumstances".

Mrs Fearon said that after the original theft in 2012 she "begged" to be al-

lowed to use a much cheaper modern composite material for the roof but had been told that it had to be lead.

On Friday, the parishioner who opens the church every day went in to find the pews flooded and they realised they had been targeted again. The alarm had been disabled.

In its latest strategic assessment of serious crime the National Crime Agency warned that after a decade of decline, rising demand has "made metal theft one of the fastest growing crimes globally", adding that offenders "show a growing propensity for violence if confronted".

## Ensuring a quality installation (1)

We have secured the direct oversight of the system manufacturer, and their technical department, to oversee the project.



Hambleside Danelaw Ltd, Long March, Daventry NN11 4NR  
T: 01327 701 900 E: dryseal@hambleside-danelaw.co.uk

21<sup>st</sup> August 2019

To the Chancellor of the Diocese of Blackburn

### **Proposed Dryseal Heritage roofing system for Saint Margaret's church, Hornby**

As a leading UK manufacturer of GRP roofing materials for over 40 years, Hambleside Danelaw Ltd developed the Dryseal GRP membrane system in the 1990's. Dryseal has since been successfully installed on many thousands of square metres of roofs in the UK and Ireland.

Further to extensive recent correspondence and an inspection of the roof at Saint Margaret's, I am pleased to confirm the following.

- The roof at St Margaret's has been inspected by our respected Approved Contractor Croft Roofing Ltd, who have been successfully installing Dryseal for over 24 years.
- The Dryseal system is eminently suited to this installation, as has been further been confirmed by our Technical Department.
- Based upon the specification agreed between the church and Croft Roofing Ltd, our insured watertightness Guarantee will be able to be issued covering the installation against water ingress for 20 years after completion of the installation.
- Based upon my own experience of fitting the Dryseal system since 1994, I would be happy to act as Project Manager in this instance and take responsibility for final inspection as well as signing and issuing the 20-year guarantee.

I hope that this information proves to be of assistance.

Yours faithfully

**pp Hambleside Danelaw Ltd**

A handwritten signature in black ink, appearing to read "Andy Fell".

**Andy Fell**

National Sales Manager for Dryseal Roofing Systems.

## Ensuring a quality installation (2)

We have engaged the services of a Quantity Surveyor to ensure that all contracts and guarantees are robust, all legal responsibilities (including for health and safety) are fulfilled, and any unexpected works or costs are properly handled and resolved.

bushellqs <jon@bushellqs.co.uk>

27 August 2019 at 14:56

To: "michael.hampson.mobile@googlemail.com" <michael.hampson.mobile@googlemail.com>

Michael

Apologies for the delay in responding, please find below our fee quote for the Managing the roof repair works to the above.

1. Prepare JCT Minor Building Works Contract, issue to all parties for signing = £190
2. Arrange, chair and minute pre-start meeting with client and contractor = £350
3. Administer building contract, and ensure works are carried out in accordance with the contract = £1,050
4. Oversee the project cost control and prepare regular updates on the financial status of the project, including agreeing final costs with the contractor = £1,120
5. Visit site and inspect works at the end of the contract defects period and monitor the rectification of any defects = £560

Total fee = £3,270 plus VAT

Please find attached our detailed schedule for services and terms and conditions. I look forward to hearing from you.

Regards

Jon Bushell Bsc Hons, DipSurv, MRICS

Managing Director



Bushell Raven Ltd.

Ground Floor, River Mill, Staveley Mill Yard, Staveley, Cumbria, LA8 9LR

tel. 01539 822333

email. [jon@bushellqs.co.uk](mailto:jon@bushellqs.co.uk)

[www.bushellraven.co.uk](http://www.bushellraven.co.uk)

CHARTERED QUANTITY SURVEYORS

Regulated by RICS

## **Ensuring a quality installation (3)**

We have engaged the services of a Clerk of Works to confirm all details with the contractor, then inspect regularly during the works to ensure expected standards are being met and maintained.

CW S19-54  
27 August 2019

The Reverend Michael Hampson  
Station House  
Arkholme  
Camforth  
LA6 1AZ

Dear Mr Hampson

### **Saint Margaret's Church, Hornby**

Further to our recent discussions, we can confirm that Aegis Services Limited will be able to provide building clerk of works services in support of the roofing project at St Margaret's Church, Hornby. The role of the clerk of works is to ensure that the works are carried out in accordance with the specification, so delivering a quality installation.

If appointed, the building clerk of works will attend the site on a regular basis at a frequency to be agreed. Their main duties will include, but not be limited to:

- Ensuring that all work is carried out to the client's specification, standards, correct materials, workmanship and programme.
- Becoming familiar with all the relevant drawings and written instructions, checking them and using them as a reference when inspecting work.
- Making regular site visits and visual inspections.
- Taking measurements and observations on site to make sure that work and materials meet the specification and standards required.
- Being familiar with any legal standards and checking that the work complies with them.
- Having a working knowledge of health and safety legislation and bringing any concerns to the Site Manager and client as necessary.
- Liaising with the contractor as required over the works.
- Reporting to the client in a format and frequency to be agreed.

Aegis Services Limited has been providing clerk of works since 1999 so have considerable experience of providing this service. We intend to use Jimmy Foylan as the building clerk of works on this project. He is a Member of the Institute of Clerk of Works and Construction Inspectorate (MICWCI) and has over 40 years' experience in the construction sector, including 26 years in site management.

If you have any further queries please contact me directly.

Yours sincerely

Adam Kaley MEng MSc CEng FIMechE  
Commercial Director  
Aegis Services Limited

## Contractor details



Roof Slating | Roof Tiling | Heritage Roof Work | Lead Roof Work  
Approved fixers for Hambleside Danelaw GRP System

Croft Roofing Limited  
Lower Turner Lane Farm, Crossbank Road Addingham, Ilkley, West Yorkshire, LS29 0LG  
T: 01943 839 032 | M: 07710 843 181  
E: [tim@croftroofing.co.uk](mailto:tim@croftroofing.co.uk) | W: [www.croftroofing.co.uk](http://www.croftroofing.co.uk)

Richard Howarth,  
C/O Hornby Parish Church,  
Hornby,  
Lancashire,

21<sup>st</sup> November 2018

Dear Richard,

### **RE: Hornby Parish Church**

The following is the estimate to supply and erect independent scaffold to form access platform and loading bay, as per health and safety regulations. Balance of existing lead sheet stripped from the roof area and salvage value provided. Existing timber deck inspected and repaired if necessary, prior to laying Dryseal GRP sheet to area, with purpose made trims to perimeter. Roll top finish provided to the area to replicate the existing lead sheet. Existing lead cap flashings retained if possible or replaced with a choice of GRP or lead cap flashing. Area of Dryseal system finished with a dark grey polyester topcoat, for the sum of:

#### **North Aisle**

##### Scaffold

4m x 3 lifts plus loading bay	£ 1020.00	Plus Vat at 20%
Strip balance of lead	£ 250.00	Plus Vat at 20%
<b>Salvage of lead</b>	<b>£ 330.00</b>	<b>Plus Vat at 20%</b>
Dryseal GRP to area	£ 8995.00	Plus Vat at 20%
Dryseal GRP to box gutter	£ 1600.00	Plus Vat at 20%
GRP or lead caps if necessary	£ 2750.00	Plus Vat at 20%
	=====	
<b>Net</b>	<b>£ 14285.00</b>	

#### **South Aisle**

##### Scaffold

4m x 3 lifts plus loading bay	£ 1020.00	Plus Vat at 20%
Strip lead	£ 1375.00	Plus Vat at 20%
<b>Salvage of lead</b>	<b>£ 2500.00</b>	<b>Plus Vat at 20%</b>
Dryseal GRP to area	£ 8995.00	Plus Vat at 20%
Dryseal GRP to box gutter	£ 1600.00	Plus Vat at 20%
GRP or lead caps if necessary	£ 2750.00	Plus Vat at 20%
	=====	
<b>Net</b>	<b>£ 13240.00</b>	

**Central Aisle High Roof**

## Scaffold

4m x 5 lifts plus loading bay	£ 1700.00	Plus Vat at 20%
Strip lead	£ 2995.00	Plus Vat at 20%
<b>Salvage of lead</b>	<b>£ 5300.00</b>	<b>Plus Vat at 20%</b>
Dryseal GRP to area	£ 21600.00	Plus Vat at 20%
Dryseal GRP to box gutter	£ 4600.00	Plus Vat at 20%
GRP or lead caps if necessary	£ 3650.00	Plus Vat at 20%
	=====	
<b>Net</b>	<b>£29245.00</b>	

**Vestry**

## Scaffold

5m x 2 lifts x 2 sides		
7m x 2 lifts	£ 1350.00	Plus Vat at 20%
Strip lead	£ 420.00	Plus Vat at 20%
<b>Salvage of lead</b>	<b>£ 735.00</b>	<b>Plus Vat at 20%</b>
Dryseal GRP to area	£ 2995.00	Plus Vat at 20%
Dryseal GRP to box gutter	£ 995.00	Plus Vat at 20%
GRP or lead caps if necessary	£ 1200.00	Plus Vat at 20%
	=====	
<b>Net</b>	<b>£ 6225.00</b>	

Please note no allowance has been made for any of the following:

- Timber work.
- Pointing parapet wall or abutments above the lead flashing where mortar is missing.
- Pointing missing mortar to the outside elevation to the parapet wall.
- Replacing lead pipe outlets through the wall.
- Hoppers and down pipes.
- Bat license may be required to carry out the work, involving an ecologist being on site whilst existing lead is being removed.
- Single skin stone work to parapet may benefit from being coated with a transparent micro porous breathable water proofer called Belzona 5122.
- Follow the link below and examples of similar properties may be seen where Dryseal Heritage system has been used.
- <https://www.hambleside-danelaw.co.uk/dryseal-flat-roofing/dryseal-heritage/>
- Making good any disturbance to ceilings due to the vibrations from working above.
- Localised repairs may be carried out on a day work basis charging labour at £25.00 per hour plus materials and Vat.

Please do not hesitate to contact me on 07710843181, should you wish to discuss in more detail.

Assuring you of my best attention at all times.

Yours faithfully

T.J. Croft (L.C.G.I)

## **Financial situation**

The independently examined Hornby PCC accounts for the year ending 31 December 2018 show (page 3) that at 31 December 2018, the current account included unrestricted funds of £34,097 and a Fabric Fund total of £1,501. Separate deposit accounts include an unrestricted amount of £791, and a Fabric Fund of £23,062. This makes a total of £59,451 available for this project, if the entire Fabric Fund, and the entire amount of unreserved funds, are committed entirely to this project.

No other funds are available for this project as all other funds are restricted funds for other specific purposes, namely: the long-term maintenance of the churchyard of the closed Parish Church of Saint Chad, Claughton; the costs of choir music and organ maintenance; the costs of bells maintenance; and the cost of supporting the training curate.

Since 31 December 2018: extensive correspondence with the National Lottery Heritage Fund has made it clear that this project does not match their current funding criteria; it has been determined that only one of the Landfill Tax charities supports church building repairs or renewals, and we are not in a qualifying area; Allchurches Trust has awarded us a grant of £2,250 towards the project; and extensive research has identified no other organisation willing to provide funding towards roof repair or replacement, whether in metal or otherwise, at Saint Margaret's Hornby.

## **Responses from Consultees**

The Victorian Society has been consulted and their response is attached.

The Church Buildings Council has been consulted and their response is attached.

The Society for the Protection of Ancient Buildings has been consulted and their response is attached.

Historic England has been consulted and their verbal and email responses have so far been non-committal, with the suggestion that they will respond again in early September after further internal discussions. Nevertheless, the Historic England 2017 document *Metal Theft from Historic Buildings* (which has not been superseded) has been relied upon heavily in putting together this application, and it would be surprising if any argument relating specifically to Saint Margaret's Hornby were to be found sufficient for Historic England to contradict their own 2017 documentation specifically in this case, which relates to a very straightforward 1889 roof with no unusual or distinguishing features.

Planning permission will be sought from the local planning authority before any works are undertaken.

The approval of the church's insurer will be sought before any works are undertaken.