

Church of St Michaels, Mount Dinham – Interim Report for LPOW Church Roof Repair Fund

The contract started on 1st August 2016 with high level scaffold being erected to the parapet of the nave giving access to high level drainage including parapet gutters. All issues with potential disturbance to Peregrine Falcons had previously been cleared by the ecologist.

The cast iron rain water goods were quickly rubbed back and redecorated with Keim paint which should stand the test of time for many years to come. Provisional sums were allowed for other extra over repairs to some of these rainwater goods including stand-off brackets in places where they were missing. The scaffold has been left up in certain areas for further repairs to be undertaken, where otherwise high level works are complete.

Jonathan Rhind Architects made an early visit to discuss the detail of lead hoppers in parapet gutters where lead burning and drilling through the façade allowed an early warning overflow pipe to be installed to each hopper to mitigate problems where previously blocked gutters have caused water damage to the nave.



The scaffold erected along the south aisle



Back of this downpipe was rusted through



Re-decorated cast iron rain water goods.



New lead 'chute' gutters over aisle roofs



New lead drip detail from overflow gutter



Close up of lead overflow pipe



Views of lead hopper gutters with internal lead burning to the new overflow pipes – the sumps have previously been blocked by carrion dropped by the peregrine falcons.

In this first phase of works asbestos gutters have also been removed and further provisional sums have been agreed to be expended on replacing fascia's and further decorations that had not previously been anticipated.

Lead hoppers at the high level parapets had been prototyped by the contractor in discussion with Jonathan Rhind Architects. Once the method for installing these with minimal impact on the look of the façade and with hot works permits in place, the contractor was instructed to undertake all of these repairs.



Cast iron downpipe rusted through



Rusted back to cast iron hopper

Whilst undertaking the high level works and before the scaffold was taken down further contingency items have been repaired including stand off brackets to cast iron rain water goods, lead tingles to hold broken and missing slates and removal of plant growth.

Lead chute gutters have also been formed by the contractor for the aisle roofs to direct rainwater which currently runs over the slates from the high level down pipes and otherwise would present a threat to the aisles in heavy rain storms.

The Contract is proceeding to programme and expected to finish within budget at the contract sum set at tender.

Cost Heading	Description	Agreed Cost (£)	VAT (£)	Total of Agreed Cost and VAT (£)	Cost to date (£) Inc VAT	Your expected final costs (£) inc vat
Professional Fees	Architects' and consultants' fees	9600	1920	11520	9570.51	11520
Repair and conservation work	Repairs to gutters and downpipes	55000	11000	66000	77929.2	72581
Other	Scaffolding/access	8000	1600	9600	9600	17282
Other	Investigations	2000	400	2400	1800	3000
Contingency	10% contingency on Repair work and Others	6500	1300	7800	1376.4	9360
Inflation	Inflation allowance at 5% on Repair work and Others	3250	650	3900	364.8	3628.8
Total		84,350	16,870	101,220	100,640.91	117,372