

Project outline for Replacing the Render on the Tower of St. Mary's Church, Orton Waterville

1 Summary

In order to prevent ongoing dampness in the tower, it has been determined that the concrete render on the tower must be removed and replaced with lime render.

The tender process resulted in St. White's Stone being selected as the successful, with their quote of £11,895 + vat. We are looking for them to start as soon as we can be sure there are negligible chances of frost affecting the lime render.

We have successfully raised funds, but a significant part of the donations has been made on the condition that a lightning rod is also added to the tower. We have been advised to wait at least six months after the tower has been lime-rendered before installing the lightning rod.

2 The problem

Water was found to be gathering on the tower floor after any rainfall.

3 Investigation

(This is fully described with pictures in "Communication Poster.pdf")

Moisture levels were taken from a number of places inside the tower. We went on to have samples taken of the cladding, which were sent for analysis. These were found to be concrete which is waterproof.

Initial estimates to remove the concrete and replace with lime render were for £30,000.

4 Approval received

(This is detailed in the document "2024-094502_ArchdeaconsResponseReport_2024_08_19 render to tower.pdf")

The proposal to replace the concrete with lime render was sent to the Diocesan Advisory Committee, who stated that it falls under List B, and does not require a faculty.

5 The tender process

Our architect, Peter Slinger, wrote the specification (“Lime Render Preliminaries specification schedule.pdf”), which was sent to four companies. Three companies replied, with tenders ranging from £11,895 + vat and £38,466 + vat.

The architect’s analysis of the tenders and previous experience of the companies resulted in lowest of these quotes being accepted.

6 Fund raising

All funds raised have been placed in an account created specifically to cover the costs for this project and the lightning rod. This account currently holds £14,464, with £750 of gift aid yet to be claimed.

With £5,000 being reserved for the lightning rod, this leaves a total of £10,214 available for the tower rerendering.

6.1 Donations

We have received two major donations, one of £3,000 and one of £7,000. Both of these are eligible for giftaid.

The larger of these donations is on the condition that we also install a lightning rod. The installation of a lightning rod is not included in the tower rerendering tender process, and will need to be undertaken after new lime render has had time to cure fully (expected to be a minimum of six months). We expect that installing the lightning rod will cost around £5,000.

6.2 Activities

We ran three fund raising activities; a quiz night, a talk on Catherine of Aragon, and an event within the church with Nativity displays, refreshments and a raffle. Each raised over £500.

In addition, a member of the congregation did a parachute jump which raised over £1,000.

7 Appendix - Lightning Rod Quinquennial Review Comment

There is no lightning conductor to the tower. The insurers should be consulted as to the need to install a conductor in view of the power supply cable to the illuminated cross on

the flagpole and any potential changes to the premiums that may follow from installation or not.