

St Cuthbert Mayne Roof Project.

An update for the parishioners of St Cuthbert Mayne Parish, including St Peter's Bude and Our Lady of Victories, Callington. This relates solely to the church of St Cuthbert Mayne, Launceston.

1. Background.

During Fr David Annear's time as our parish priest, serious concerns with the condition of the roof, leadwork and stonework that were resulting in **significant water damage were identified**. Various sources of funds were pursued without success; the parish resources alone were not sufficient for the work.

Quinquennial Inspections at the time and subsequently have confirmed that whilst short term remedies have been applied in the past, **nothing less than a complete roof repair** will provide long term viability for the roof and subsequently the whole building.

During Fr John's time with us, we have received a **major bequest** from the estate of a deceased parishioner. Further in the autumn of 2020 the Government introduced a COVID-19 Recovery Fund for Historic buildings. Our church is a Listed Place of Worship, Category II*. In addition to keeping the church safe for our own use we owe a duty of care to our community to preserve such a nationally recognised architectural asset. Along with a number of churches in England **we were awarded a grant of £200,000**.

2. Project.

In late autumn 2020 a specification was made for the repair and put out to tender. **The contractor Ryearch were chosen** and started work in November. First the whole church was **enclosed in scaffolding** with a roof and sides. Then the slates were removed; the **wood supports were in places rotten and worm eaten**. These have been replaced, new felt and insulation added. We will re-use as many of the original slates as possible, but up to 2000 will need to be like-for-like replacements.

This month **all the leadworks** will be replaced by specialist tradesmen and marked with security SmartWater.

The stonework has **deteriorated badly in places**; new stone will be delivered later in the month and be carved to replace the worst sections. Not all the worn stone can be replaced due still to cost constraints. Finally, the slates will be reinstated, **new woodwork finished, guttering repaired/replaced** and so on.

Inside the church, the ceiling and walls will be **cleaned, repaired and redecorated**, also the ironwork grills, etc will all be cleaned & repainted.

3. Other works.

Other major items will be considered for replacement/update. Firstly, a new **Sound System** with good microphones, speakers, hearing aid loop and inputs for music players is being installed. The contractor here has just completed an excellent installation at St Peter's in Bude.

The **old heating system is very unreliable**, and expensive to run. We are waiting for a proposal to replace with a new Gas Boiler, supplemented by an Air Source Heat Pump; this should **reduce running costs** and allow for a low-level heat to be continuously maintained which will help with **keeping the building drier and more stable** in the future.

The **electrical services and lighting system** also need updating. Once again, we are awaiting a proposal for these which will meet latest standards, reduce running costs and be more suited to the special interior of the church.

4. Costs and Funding.

The roof project has a total cost just more than **£300,000 including VAT**. Of this **£200,000** will be covered by the Grant, about **£50,000 of VAT** should be recovered from a separate Grant Scheme specially designed for repairs to Listed Places of Worship.

The balance of **£50,000+** and the costs of the **Sound, Electrical & Lighting and Heating updates** will be paid from parish resources, utilising the bequest funds.

5. Timescales.

The **project has commenced at speed**. We had just 3 weeks to prepare our bid for the Grant Scheme and the work/expenditure must be **completed by 31st March 2021**. We believe the roof work can be done by this date; the other projects of Lighting & Heating will follow on, assuming we get acceptable proposals.

I will keep you informed as the weeks go by.

We are keeping a **Photo Record of the works**; a few shots are included below. A fuller selection can be seen by [clicking this link](#).

