

RYAN BUNCE & CO

Chartered Building Surveyors | Project Managers | Land Agents

ROSSLYN HILL UNITARIAN CHAPEL

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UNITARIAN CHAPEL



THE CHAPEL NAVE & CHANCEL ROOFS PROJECT

Historic Environment & Ecclesiastical Specialists
Consult | Design | Survey | Manage



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SUMMARY OVERVIEW OF PROJECT

We undertook our survey of the Nave and Chancel roofs on the 30th March 2021 in order to identify the condition of the slate roof coverings and timberwork below, following increased areas of slate repairs being undertaken and evidential undulations across the roof slopes.

The survey identified significant areas of the older slates delaminating, which is indicative the slates are coming to the end of their service life. Furthermore, the timber tile battens, which the slates are secured and supported on, had areas of decay and deterioration. Splits to the timbers were also evident and the battens could be twisted / distorted by manual hand pressure being applied to them. The nail fixings of the battens into the rafters also showed signs of corrosion and loss of strength / fixing.

We therefore advised the slate covering and tile battens are coming to the end of their serviceable life and recommended the slates and tile battens are budgeted for renewal within the next five years.

Following the survey and report, we were instructed to obtain Listed Building Consent from Camden Council for the proposed roof covering renewals. The requisite consent has now been received.

In parallel with the Listed Building Consent, a specification of works and tender documentation were prepared and tenders obtained. The most competitive tender received was from Messrs Church Care Contracts to the sum of £162,917.00 plus VAT. This tender is based on a 6 week contract period to be undertaken during the School summer holiday period.

Church Care Contracts have a thorough understanding of the Chapel building having undertaken various works on the building and the keenness of their tender demonstrated their interest in continued work with the Church.

The nature of the works are routine repair and maintenance works and therefore the Church should apply to the Listed Places of Worship VAT Reclamation Grant Scheme to try and recover the cost of VAT on the works and professional fees.