



Mrs Y Sheppard  
Three Ways  
Ringmore  
KINGSBRIDGE  
TQ7 4HL

THE CHURCH  
OF ENGLAND

DIOCESE OF  
EXETER

The Ven Richard Gilpin  
Archdeacon of Totnes

25 September, 2000

Dear Mrs Sheppard

**Church of All Hallows Ringmore**

Thank you for your letter of 16 September 2000. I regret that no Heritage Lottery money is available in the South West for churches under stream 2 and therefore an application cannot be made. English Heritage do not receive changes in listing. This matter is handled by their parent body and if the PCC wish to make application, the address is: The Listing Department, Department of Culture, Media and Sport, Trafalgar House, 2-4 Cockspur Street, London SW1Y 5DH, 0207 211 6000. The process of upgrading can take up to six months. I appreciate that you are faced with an enormous task and enclose our list of grant-making bodies.

Your second question concerned the vacancy created by the retirement of the Revd Derek Matten. The usual sequestration procedures do not apply in this situation as the incumbent is responsible with the Churchwardens for cover and other team members are available to help. If there is a particular difficulty, please write again.

Yours sincerely

01548 910 663

Markland

Ringsmore .

Kingsbridge

Devon TQ7 4HR

15.2.88 4.10.2000

Shade Maddison, Conservation,  
South Hams District Council (Planning)  
Pollaton House  
Plymouth Road  
TOTNES  
Devon TQ9 5NE

Dear Mr. Maddison

I was asked by Ringsmore <sup>PCC</sup> if there was information about the difference between the treatment of churches listed in Grade II and those in Grade II\* by English Heritage and by the local authority. I understand that there is no printed information and we would be most grateful if you could help us.

Yours sincerely,

R C Trant

When I spoke to Maddison he told me there was nothing but he would see what he could do if I wrote a letter.

cc Churchwarden  
Treasurer  
M W-P





ENGLISH HERITAGE



Heritage  
Lottery Fund

## JOINT GRANT SCHEME FOR CHURCHES AND OTHER PLACES OF WORSHIP: CHANGES FOR 2000/2001

*Please read the following carefully as it includes significant changes to the published guidance agreed in the light of the operation of the first year of the revised Scheme.*

### Change to the deadline dates

In view of the particular pressures on Stream 1, the period allowed for submission of applications in that stream has been reduced to three months, bringing the deadline forward to 30 June. The deadlines for the other streams are unchanged. Deadlines for submission of applications are therefore as follows:

Stream	Type of Work	Submission deadline	Decision by
1	Urgent repair projects for Grade I and II* places of worship with a total cost between £10,000 and £250,000	30 June	31 December
2	Urgent repair projects for Grade II places of worship with a total cost between £10,000 and £250,000	30 September	31 March
3	Non-structural projects for places of worship of any grade with a total cost of between £10,000 and £250,000	30 September	31 March
4a, 4b	Large projects for places of worship of any grade with a total cost of over £250,000	30 June	31 December

The only exception to these deadlines is where there is a real fabric emergency, in which case a grant application can only be made for the work necessary to remedy that emergency (see below).

### Batching of applications

In future in each stream all applications will be treated as a single batch and we will consider the relative urgency of projects and your ability to put them in hand straight away when deciding to which projects we should give priority. This is in addition to the existing technical and financial tests we apply. For applicants seeking grant in HLF streams (2, 3 and 4a), we shall in particular look closely at the extent to which the proposals deliver the wider public benefits which the Fund seeks to realise from its grants.

*Please turn over*

Up to now, we have aimed to determine every application within six months of receipt. Because we are adopting a batched method of assessment, we will now seek to determine each application within six months of the closing date of its stream. Please bear this in mind in planning your project. Any incomplete submissions, or clearly ineligible projects will be returned or rejected within two months of receipt.

### Other guidance

In view of the heavy demand on funds we will now be encouraging pre-application discussion, in particular for any application involving work to fabric stated to be at risk of imminent loss and for new facilities projects, in order to filter out some of the unpromising and wholly ineligible projects submitted in these categories. In the case of fabric emergencies, we have found that many projects are submitted in the hope that any work which cannot be defined as "high level structural repair" will be allowable under the heading of "repair to fabric at risk of imminent loss". In practice, very few of these projects prove to be genuine emergencies.

We will continue to concentrate our grants on separate programmes of work with a single aim (see page 1 of the Guidance Notes). Where works are proposed that would involve more than one contract or phase, we will ask you to identify the most urgent element. The less urgent items will normally be rejected, although it will be possible to reapply once an initial phase of grant-aided work has been completed.

### Heritage Lottery Fund Parameters for 2000/2001

The priority areas will remain unchanged for 2000/2001 as the demand for grant generated within the existing 90 priority areas has been such that the HLF has made no offers outside them. The priority areas are listed in Annex A, enclosed in the application booklet.

Conservation Support Unit  
27 March 2000

Gemma, Head of Listing - Cork 2.  
Copy from Mr Trant - Cork 2\* (maybe handwritten)

01548 810 663

Markland  
Ringmore  
Kingsbridge  
Devon TQ7

Ref.MP-A1323-99

HR Church of All Hallows, Ringmore

6 Sept. 00

Dear Mr. Kelly

I enclose the copy of the Listing Branch dated 7 October 1999  
which you requested last night. I shall be "glad" if it will be  
of some use.

Yours sincerely

R.C. TRANT.

(Church/Emeritus - very)

Warden

cc. Churchwarden.

Minister (also Emeritus X 2)

Mr R C Trant  
Markland  
Ringmore  
Kingsbridge  
Devon  
TQ7 4HR

Your Ref:

Our Ref: MP-A1323-99

7 October 1999



Dear Mr Trant

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST  
CHURCH OF ALL HALLOWS, RINGMORE, DEVON.**

I refer to your request for the Secretary of State to consider amending the list entry for the above building.

You will be glad to know that the list was amended in respect of this entry on 7 October 1999.

I enclose a copy of the list amendment for your information.

Yours sincerely

GORDON HOWELL  
Listing Branch



TO Michael Tagent, Drina Williams, Reg Trant and Mike Wynne-Powell

FROM Yvonne Sheppard

All Hallows Church, Ringmore – listing application

I enclose a copy letter from Nichola Mason from Devon County Council which indicates what information is required by the Department for Culture, Media and Sport, Listings Branch to consider an upgrading in the listing of All Hallows. Also enclosed is a draft letter requesting support from The Archdeacon, The Rector, Architect and Historical Society (and anyone else you may suggest) and a draft letter to accompany the information to DCMS. I have my own photographs of the outside of the church and would appreciate any others available inside or out. I will ask Fred Reeve for any other internal photographs which might help. I have a map downloaded from the internet but would appreciate a better location map if one is available – I am not entirely clear what is required under this heading. I feel the Church guide provides all the historical background, but again any other contributions are welcomed, and have included the reasons for our request for the upgrade in the draft letter to DCMS.

It would be appreciated if the draft letter to our would be supporters, could be agreed soon, say by 12 January, with a view to submitting an application to DCMS by early February with the letters of support, photographs, guide and anything else considered relevant.

Thank you

Yvonne Sheppard  
31 December 2000

Copy to The Reverend Canon RC Campbell-Smith





## DEVON COUNTY COUNCIL

Edward Chorlton  
County Environment Director

Mrs Y Shepherd  
Three Ways  
Ringmore  
KINGSBRIDGE  
Devon. TQ7 4HL

Lucombe House  
County Hall  
Topsham Road  
Exeter  
Devon  
EX2 4QW

Your ref: DEI.HB.GEN      Date: 26<sup>th</sup> September 2000      Phone:      Enquiries:      Exeter (01392) 382000  
My ref:      Please ask for: Nichola Mason      Direct line:      Exeter (01392) 382261      Fax: Exeter (01392) 383510

Dear Mrs Shepherd,

### PROCEDURE FOR PROPOSING A BUILDING/STRUCTURE FOR LISTING

In response to your enquiry about how to get the listing of a building amended, please find below the actions you should take. I have also enclosed the list descriptions of Bigbury and Kingston churches and a description of what the listing grades mean.

Your request for the consideration of upgrading should be sent to:

Department for Culture, Media and Sport  
Listings Branch  
2 - 4 Cockspur Street  
LONDON  
SW1Y 5DH  
0207 211 6916  
fax : 0207 211 6962

Details to be sent :

- Photographs - both external & internal
- Location plan
- Written description - as much history as possible that is known of the building, details of why you feel that it should be upgraded. Support from your architect would probably help.

The department will consider the details and they may contact you. They may visit the building to inspect it (this will almost certainly be done by their 'agents', English Heritage) or they may decide from the details provided that the building is worthy of listing. You do not have to be the owner of a building to propose it for listing.

Yours sincerely

Nichola Mason, for County Environment Director

To

The Archdeacon of Totnes  
The Rector, Modbury Team Ministry  
Mr F Reeve, Architect  
Mrs A Bennett, Historical Society

Dear -----

All Hallows Church, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. All Hallows is currently graded Grade 11 although the Churches in both Kingston and Bigbury are listed as Grade 11\*. The current government planning policy guidance note describes grades 1 and 11\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, parts of the Church date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade 11\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building. Please let me know if you require any further information. It would be much appreciated if you would let us have a letter in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard

Department for Culture, Media and Sport  
Listings Branch  
2 - 4 Cockspur Street  
LONDON  
SW1Y 5DH

1 February 2001

Dear Sir

All Hallows Church, Ringmore

I should be grateful if you would consider the formal application from Ringmore PCC to upgrade the listing of All Hallows Church, Ringmore from Grade 11 to at least Grade 11\*. I enclose the following information in support of our application:

1. Internal and external photographs of the Church. Also included is a copy page from the South Hams Planning Department guide to listing - All Hallows was the only church to feature in the guide). The internal photograph shows the unique mediaeval wall painting.
2. A location plan. Ringmore is mentioned in the Domesday book and is an ancient site.
3. An All Hallows Church guide and postcard.
4. Letters of support for our application to amend the listing.

Ringmore PCC wish the Church to be considered for an upgrade to at least Grade 11\* on the following grounds:

- ~ All Hallows is built on an ancient and picturesque site with views from the churchyard overlooking the sea at Ayrmer Cove.
- ~ Parts of the church building date from the 11<sup>th</sup> century
- ~ The mediaeval wall painting featured in the internal photograph is unique and since it was uncovered in the 19<sup>th</sup> century has attracted a great deal of interest and is worthy of greater restoration.
- ~ The Victorian restoration undertaken in the 19<sup>th</sup> century is of a high quality and sympathetic to the Church and a commentator from English Heritage has suggested some items could feature in an exhibition of Victorian <sup>church</sup> art.

Ringmore PCC consider All Hallows is of outstanding architectural and historic interest to the Nations built heritage and its listing status should be upgraded to ensure the church building can be protected for future generations. Please would you give consideration to our request for upgrading of All Hallows Church from Grade 11 to at least Grade 11\*.

Yours faithfully





DEVON COUNTY COUNCIL

## DESCRIPTION OF THE GRADES OF LISTED BUILDINGS

The straight definition of a listed building is in the Planning (Listed Buildings and Conservation Areas) Act 1990, is a building which is of *special architectural or historic interest*.

In *PPG 15: Planning & the Historic Environment*, the current government planning policy guidance note on the matter, grades I and II\* are described thus:

*"Grades I and II\* identify the outstanding architectural and historic interest of a small proportion (about 6%) of all listed buildings. These buildings are of particularly great importance to the nations' built heritage: their significance will generally be beyond disrepute..." (PPG15, para.3.6)*

The previous government guidance *Circular 8/87, Historic Buildings and Conservation Areas – Policy and Procedures*, describes grade I and II\* as:

*"Grade I - These are buildings of exceptional interest (only about 2% of listed buildings so far are in this grade).*

*Grade II\* - These are particularly important buildings of more than special interest (some 4% of listed buildings).*

*Grade II - These are buildings of special interest, which warrant every effort being made to preserve them.*

All Hallows Church, Ringmore, Kingsbridge, Devon.

Prebendary F.C. Hingeston Randolph

?? circa 1880s.

"The walls of the Nave (unlike those of the Chancel which were pointed internally), were plastered throughout, and richly adorned with colour, of which there were traces everywhere. Above the Chancel-arch, which is of Thirteenth Century work, the painting remains, the whole surface of the wall looking westward being covered with a bold and beautiful diaper-pattern, of the same early date. In the days of ignorance it had been hidden by successive coats of coarse plaster and white wash, on which several sets of the Decalogue had been coarsely painted at successive periods; but happily, no injury was done to the interesting and precious treasure of antient village-art which they concealed, and very little touching up was needed to restore it to its original beauty. Here the plaster, as thin as a biscuit and wonderfully hard, is as sound and firm as it ever was; but that of the other walls had taken wet everywhere, and was so utterly rotten that none of it could be retained. Of course the paintings perished with it; but, here and there fragments of the subjects could be traced - a picture of the Crucifixion hard by where the antient Pulpit must have stood, and the new one stands and the Legend of St. Christopher opposite the main entrance..."



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL

The Reverend Canon R C Campbell-Smith  
Team Rector, Modbury Team Ministry  
The Vicarage  
Church Lane  
Modbury  
Ivybridge  
Devon  
PL21 0QN

Dear Bob

The Church of All Hallows, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are listed as Grade II\* but All Hallows in Ringmore with greater historical treasures is currently Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup>/14<sup>th</sup> centuries, and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building. Please let me know if you require any further information. It would be much appreciated if you would let us have a letter in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard  
Churchwarden

Anglican parish church. C14 and C15 with major restoration in 1893. Thin coursed granite rubble with granite dressings, slate roofs to coped gables. Nave, west tower, south porch, south chapel and north aisle. Square tower in 2 stages to battlemented coping on corbel table, diagonal buttresses in two stages, raised stair turret north east corner. West front has small door to segmental head under a 3-light Perpendicular window in limestone with 2 rows of voussoirs, simple stopped drip-mould; 2 small cusped louvred lights to bell stage, also to east, single lights north and south on two levels. Plinth. Nave south side has C14 2-light with quatrefoil each side of gable porch with plain responds to 4-centred arch; inner doorway round arched, chamfered, small voussoirs, containing late medieval 3-plank door with strap hinges. Step down into porch and into nave. Chapel has 3-light Perpendicular window in south wall and 2-light quasi-plate traceried east window. Chancel south, is two 2-light similar to nave, with central priests door in plank and filled-in square-headed opening; east end has low diagonal buttresses and a 3-light Perpendicular window; north side plain. North aisle has 3-light re-cut Perpendicular at east end of 1893, and three 3-light uncusped in 4-centred arches with drip-moulds in north wall. Far right is door in moulded granite surround to 4-centred head, plank and batten door. Large square buttress to corner and 3-light window to west end. Interior: walls mainly stripped of plaster. Nave entered by 5 steps down from porch, 4-bay arcade of 4 shafts and 4 hollows, trumpet caps, 4-centred arches to double hollow, pointed barrel roof, mostly C19. No break to chancel; plate to roof has leaf decoration. North aisle has C19 barrel roof. South chapel (Worwell Chapel) also stripped walls, squint to main altar, aumbry right of window, vertical blocked opening or statue niche to left. Tower interior whitewashed; has 4 steps down from west entrance and further 4 into nave, taking up fall in ground slope. Fittings and monuments: mainly of the late C19 restoration - a panel in the porch records that the ICBS gave £30 in 1892 towards re-seating and repairs. C15 octagonal font set on good 1702 slate slab to Elizabeth, wife of Herbert F....d. Priest's seat formed from medieval bench ends. A good late C18 memorial slab below north aisle east window, includes inscription to Frances Stephens, 1773, aged 11 months. In the Worwell Chapel, a marble monument to John Wise of Worwell (q.v), died 1807. Medieval ring of 4 bells, now augmented to six. A tablet in the north wall gives Edmund Stedding as architect in 1891: the restoration was completed two years later, at which time a lean-to vestry on the north side was removed.  
(Pevsner, South Devon, 1952; Kingston: A South Hams Village, 1980).

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## SCHEDULE

**EIGHTIETH** LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST  
COMPILED UNDER SECTION 54 OF THE TOWN AND COUNTRY PLANNING ACT 1971

SX 64 NE

BIGBURY

-

5/1

Church of St Lawrence

26.1.67

GV

II\*

Anglican parish church. C14 and C15 but '... all but rebuilt by J Sedding in 1872' (Pevsner). Rubble stone, slate roofs to coped gables. Nave, chancel, north aisle, south transept, south porch, west tower with spire. Tower has diagonal buttresses to three offsets; C19 west door under 3-light Perpendicular window, ringing chamber slit above. Rendered crenellations, octagonal rubble spire. Salt side has slate steps to ringers' door. Nave, south, 2-light Perpendicular, porch with 4-centred door in square label, 2-light Perpendicular, and a 3-light reticulated on east return to transept. Chancel has two 2-light C14 type and 3-light east window with cinquefoil in circle in tracery, angle buttresses, north wall plain. East end of north aisle with 3-light Perpendicular, north wall has three 2-light as south wall of nave; 3-light to west end. Plinth, except to north aisle. Interior: limewashed walls, tiled floors, 3-bay nave arcade to four shafts separated by wave mould; an extra bay from chancel, but wide pier, arcade 2 hollows and half-round mould. C19 barrel roof to nave, ceiled, with ribs and bosses to chancel, which is continuous with nave; unceiled barrel north aisle, flat panelled to south transept. In chancel C14 piscina and ogee-headed sedilia; opposite is tomb recess with moulded arch including C14 'wave' head. Broad squint from south transept, which has ogee-headed piscina. Tower arch glazed in. Fittings: C19 pews, good eagle lectern from Ashburton by Thomas Prideaux c.1510; pulpit, medieval, also from Ashburton, chalice foot, panels with ogee arches. Octagonal granite font on 4 square piers, good timber cover. Early C15 de Bikebury brass, and slate slab on transept wall to 'John and Jane Peirce', 1589 and 1612. In the north aisle are remains of the village stocks. Information in the church refers to the 1872 restoration, which cost a total of £1750-8-1 including £90-12-0; it also records the moving of the main approach from the west to the east end. (Pevsner, N, South Devon, 1952).

SX 64 NE

BIGBURY

-

5/2

Gate piers, gate and  
walls at east entrance to  
St Lawrence

GV

II

Piers, gates, walling, entrance to churchyard. Erected 1873, but cappings may be C18. Coursed, thin bedded stone. Two square piers, c.750 mm x 3.5 m high overall; heavy moulded cappings surmounted by large granite ball finials. Ogee quadrant walls to saddle-back copings at c1.6 m stopped to square piers with cappings, c.13 m wide overall. Pair of C19 cast iron gates to main opening, smaller matching pedestrian gate to right. An inscription in the church notes that the piers were '... moved by consent from ... Whitecross for this purpose'.

Three Ways, Ringmore, Kingsbridge, Devon. TQ7 4HL

Mr F Kelly  
Inspector of Ancient Monuments and Historic Buildings  
English Heritage  
South West Region  
29 Queen Square  
Bristol  
BS1 4ND

19 January 2001

Dear Mr Kelly

The Church of All Hallows, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are both listed as Grade II\*, but All Hallows in Ringmore with greater historical treasures is currently Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup> /14<sup>th</sup> centuries and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building. Please let me know if you require any further information. It would be much appreciated if you would let us have a letter in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard  
Churchwarden

Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL

The Archdeacon of Totnes  
The Venerable Richard Gilpin  
Blue Hills  
Bradley Road  
BOVEY TRACEY  
Devon  
TQ13 9EU

19 January 2001

Dear Archdeacon

All Hallows Church, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are both listed as Grade II\*, but All Hallows in Ringmore with greater historical treasures is currently Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup>/14<sup>th</sup> centuries and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

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Yours sincerely

Yvonne Sheppard  
Churchwarden



To

The Archdeacon of Totnes  
The Rector, Modbury Team Ministry  
Mr F Reeve, Architect  
Mrs A Bennett, Historical Society

Dear -----

All Hallows Church, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. All Hallows is currently graded Grade 11 although the Churches in both Kingston and Bigbury are listed as Grade 11\*. The current government planning policy guidance note describes grades 1 and 11\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, parts of the Church date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade 11\* status as a particularly important building of more than special interest.

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Mr R C Trant  
Markland  
Ringmore  
Kingsbridge  
Devon  
TQ7 4HR

Your Ref:

Our Ref: MP-SU2011-00

20 December 2000



Dear Mr Trant

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST  
ALL HALLOWS CHURCH, RINGMORE, DEVON.**

I refer to your letter of 30 October to English Heritage suggesting that the above building should be considered for upgrading in the statutory list.

Your letter has been passed to this Department to deal with because we are responsible for the listing of buildings. I apologise for the delay in replying.

To enable the Secretary of State to consider your request I should be grateful if you could send us:

- clear, original photographs of the building showing all accessible sides as they are at present; including internal photographs if possible (please label the photographs on the back).

It would also be extremely helpful if you could let us have the name and telephone number of someone who can provide access to the building, so that an inspector can contact him/her should a site visit prove necessary.

We look forward to hearing from you.

Yours sincerely

GORDON HOWELL  
Listing and Archaeology Branch

01548 810 663

Markland  
Ringmore  
Kingsbridge  
Devon TQ7 4HR

Francis Kelly Esq.  
South West Regional Team,  
English Heritage  
Queen Square,  
Bristol, BS1, 4RD.

30 October 2000

Dear Mr. Kelly

All Hallows Church, Ringmore, Devon.

The original data ~~was~~ for this church was taken from Pevsner's book "South Devon 1952" and apparently copied out in 26.1.67. In 23 JAN 1990, it was used in the 80th List of Special Buildings in South Hams District in the Civil Parishes of Bigbury, Kingston, Modbury and Ringmore.. This was not known to the churchwardens of Bigbury, Kingston or Ringmore until 3 March 1996, when the formal lists were made available.

Until this time, very little was known about Listing but in Ringmore, in the 1980's, people in the pews and visitors became interested in the history of the church and our History Society produced the papers of the Rector for fifty years. (1860-1910). In 1987, the Times published an article about a derelict mediaeval church and its "scheme of painted decoration" and how every part had been painted. In the same month, two visitors to All Hallows became very excited about "a painting which seems to be of major importance both aesthetically and historically"... Later that year, photographs of the pattern were shown ~~to~~ in Spain and Portugal with immediate response "Arabic" or "Moorish".

In 1988, the PCC employed a conservator who said at once that the plaster used on the arch was undoubtedly mediaeval; the discoloured circled patch midway between the point of the arch and the arch was of very different plaster - a rood? - the royal coat-of-arms? The general painting seemed to be of the same time as the plaster - at a guess, around 1500.

The pattern was most unusual, he had not come across anything like it nor recall anything like it from the literature.

This report was passed to the DAC and then to the Council for the Care of Churches, who could not help since "their restricted resources can only be allocated in cases of urgent need when the painting is in real danger". The London experts were interested and could not suggest possible similar patterns.

Ringmore is a very small parish; in 1996 the PCC had to agree that "the medieval arch was a very expensive specialist job far outside ordinary maintenance and could not be a priority at present".

Since then, the general condition of the church has been found to require very large expenditure, apart from the painting. English Heritage now knows that the church probably has Anglo-Norman roots - which should be enough in itself for the \* to be returned to the amended description page - and so the Listing on the 'Index of Principal Buildings' should be accurate

Yours sincerely  
*J. C. Grant*

cc. Yvonne



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL

The Archdeacon of Totnes  
The Venerable Richard Gilpin  
Blue Hills  
Bradley Road  
BOVEY TRACEY  
Devon  
TQ13 9EU

19 January 2001

Dear Archdeacon

The Church of All Hallows, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are both listed as Grade II\*, but All Hallows in Ringmore with greater historical treasures is currently Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup>/14<sup>th</sup> centuries and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building. Please let me know if you require any further information. It would be much appreciated if you would let us have a letter in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard  
Churchwarden



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL

Mrs A Bennett  
Chairman Ringmore Historical Society  
Hill Cottage  
Ringmore  
Kingsbridge  
Devon  
TQ7

Dear Ardene

The Church of All Hallows, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are listed as Grade II\* but All Hallows in Ringmore with greater historical treasures is currently Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...' . Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup>/14<sup>th</sup> centuries, and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building . Please let me know if you require any further information. It would be much appreciated if you would let us have a letter in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard  
Churchwarden

Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL

Mr F R Reeve, FRICS ACI Arb., Chartered Surveyor  
MSW Conservation  
PO Box 27  
Lifton  
Devon  
PL16 0YD

19 January 2001

Dear Mr Reeve

The Church of All Hallows, Ringmore

Ringmore PCC are seeking an upgrading to the listed building status of the Church and would be grateful for your assistance. The Churches in both Kingston (a more recent building) and Bigbury (re-built in the 19<sup>th</sup> century) are both listed as Grade II\*, but All Hallows in Ringmore with greater historical treasures is currently graded Grade II. The current government planning policy guidance note describes grades I and II\* as buildings '...of particularly great importance to the nations' built heritage...'. Ringmore PCC wish to make a formal application to upgrade the listing on the basis that All Hallows is built on an ancient site, the Church dates from the 13<sup>th</sup>/14<sup>th</sup> centuries and part of the Church may date from the 11<sup>th</sup> century, the mediaeval wall painting is unique and the Victorian restoration is of high quality, as a result of which the whole Church should as a result be recognized as qualifying for at least a Grade II\* status as a particularly important building of more than special interest.

I enclose a copy of our Church guide and the letter from Nichola Mason which explains the procedure for amendment of the listing of a building. Please let me know if you require any further information. It would be much appreciated if you would let us have a letter and any photographs of the interior in support of our application addressed to the Listings Branch of the Department for Culture, Media and Sport, 2 - 4 Cockspur Street, London, SW1Y 5DH together with any other relevant information so that the PCC can make a formal application to upgrade the listed status of All Hallows Church.

Yours sincerely

Yvonne Sheppard  
Churchwarden

## Church Repairs – addition to Drina's note

Yvonne had spoken to Andrew Ireland about the repairs, since Andrew couldn't get to the meeting. Andrew considered the repairs to the roof and rain disposal system should be treated as urgent, inspection of the rose window was very urgent since there was a danger of the wall bowing where water is seeping into the plaster on that wall. The remedial works to masonry in masonry, making good holes in windows dressing and tower and stonework to windows are urgent and should be undertaken on a case by case basis to prevent water entering into the building, as funds permit. The beetle infestation report could be undertaken now as beetles are reasonably active now or in the Spring.

Drina – can we also make clear that the builders quotation is subject to VAT and architects fees are additional to the quotation, that is, the final figure is more likely to be around £100,000.

Yvonne



## All Hallows Church, Ringmore.

As decided at the PCC Meeting of the 7<sup>th</sup> August 2000 a Meeting was held with Mr Reeve and the Standing Committee on Wednesday 23<sup>rd</sup> August 2000 at 10am at the Church.

Present Mr Reeve, Rev Mallett, Mrs Sheppard, Mr Curtis, Mrs Patterson, Mr Tagent and Mrs Williams

Mr Reeve took us round the outside of the Church pointing out in detail the damage to the building which were in urgent need of being made good in order to keep out the weather and its damaging salt and acid content so that the stone would not become waterlogged and so affect the interior. Roof slates are missing and need to be repaired. It is evident that cracks in the walls need to be filled and parts reinstated where erosion has taken place. There are drill holes & other openings in the tower particularly vulnerable on the West side. The rose window, again on the West, has a grille and plastic seal which need to be removed to allow inspection to find the fault causing staining inside down the wall. Guttering and pipes need checking for effectiveness and made good where necessary and any vegetation on or against the building removed. Rusting metal bars across a cracked vestry window need replacement bronze bars & worn gullies replaced. Buttresses need repair.

Reminded of these detailed needs the meeting adjourned to the home of Mrs Sheppard for refreshment and discussion as to how and when the work should be tackled. Mr Tagent queried the idea of doing approx. £10,000 - £12,000 work now and then duplicating the cost to an extent where the main contract was tackled later - it did not seem cost effective. He suggested the most urgent work to be tackled immediately should be items 1 & 2, Page 22 of the Quinquennial Report that is - essential repairs to the roof and rainwater goods.

Any work over £2000 requires a Diocesan faculty which would normally take about 4 months to be obtained, also we cannot expect money from English Heritage until 2002. It was therefore thought practical to undertake the most urgent of items 1 & 2 up to £2000 as soon as possible. A faculty should Mr Reeve would obtain a quotation from Good Roofing immediately. A faculty for the rest of the works, within the main quote

work would proceed as funds permit. Fundraising plans need to be made.

Mr Reeve, when asked for his view on the recommended plan, wanted to stress ~~his~~ that he considered all repairs to the cracks urgent and we should not delay on the rose window inspection and necessary action.

In order to keep the village informed Mrs Sheppard is to insert an article in the September Newsletter similar to the entry in the Gazette.



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL  
01548 810341  
yvonne@3waysringmore.fsnet.co.uk

Department for Culture, Media and Sport  
Listings Branch  
2 – 4 Cockspur Street  
LONDON  
SW1Y 5DH

12 March 2001

Dear Sir

All Hallows Church, Ringmore

I should be grateful if you would consider the formal application from Ringmore PCC to upgrade the listing of All Hallows Church, Ringmore from Grade 11 to at least Grade 11\*. I enclose the following information in support of our application:

1. Internal and external photographs of the Church. Also included is a copy page from the South Hams Planning Department guide to listing – All Hallows was the only church to feature in the guide). The internal photograph shows the unique mediaeval wall painting.
2. A location plan. Ringmore is mentioned in the Domesday book and is an ancient site.
3. An All Hallows Church guide, and card of the mediaeval screen and a booklet relating to the Victorian Rector, the Reverend Hingeston- Randolphe.
4. Letters of support for our application to amend the listing from the Archdeacon, our Architect Mr Fred Reeve, the Ringmore Historical Society and a letter from Mr Francis Kelly of English Heritage.

Ringmore PCC wish the Church to be considered for an upgrade to at least Grade 11\* on the following grounds:

- ~ All Hallows is built on an ancient site in an area of outstanding natural beauty in a conservation area with views from the churchyard overlooking the sea at Ayrmer Cove.
- ~ The Church dates from the 13<sup>th</sup> century and the vestry may be part of an earlier Saxon building dating from the 11<sup>th</sup> century
- ~ The mediaeval wall painting featured in the internal photograph is unique and since it was uncovered in the 19<sup>th</sup> century has attracted a great deal of interest.
- ~ The Victorian restoration undertaken in the 19<sup>th</sup> century is of a high quality and sympathetic to the Church and Mr Francis Kelly, Inspector of Ancient Monuments and



Similar letter to Fred leave  
Archdeacon

**Three Ways Ringmore Kingsbridge Devon TQ7 4HL**  
**01548 810341**  
**yvonne@3waysringmore.fsnet.co.uk**

The Venerable Richard Gilpin  
Archdeacon of Totnes  
Blue Hills  
Bradley Road  
Bovey Tracey  
Newton Abbot  
Devon  
TQ13 9EU

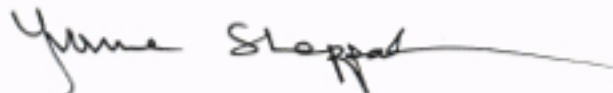
4 April 2001

Dear Archdeacon

The Church of All Hallows, Ringmore

I am delighted to tell you the Department of Culture Media and Sport have upgraded the listing status of All Hallows to Grade II\* with effect from 29 March 2001. I enclose a copy of the letter for your information and thank you for your letter in support of our formal application.

Yours sincerely



Yvonne Sheppard  
Churchwarden



Promoting excellence and value  
in the service of the community

# SOUTH HAMS DISTRICT COUNCIL

Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE

TELEPHONE: TOTNES (01803) 861234

FAX: Totnes (01803) 866151

DX 300050 TOTNES 2

Office of: **Alan Robinson, BA(Hons), MRTPI, Dip.RSA Chief Planning Officer**

Please ask for: **Mr S Maddison**

E-Mail: [Shane.maddison@south-hams-dc.gov.uk](mailto:Shane.maddison@south-hams-dc.gov.uk)

Direct Line: **01803 861437**

Chief Executive **Ruth Bagley BA DAA MBA**

Mr R C Trant  
Markland  
Ringmore  
KINGSBRIDGE  
Devon  
TQ7 4HR

Your Ref:

Our Ref: SM/LS/C2-11

Date: 17 October 2000

Dear Mr Trant

## LISTING GRADES OF CHURCHES

Thank you for your letter of 15 September 2000, to which I apologise for the delay in my response, due to prioritising of workload.

In answer to your query, the main difference between grade II buildings (including churches) and those of grade II\* or I is the involvement of English Heritage.

Essentially, those buildings listed at grade II, and any alterations to these, are dealt with at local level, ie. by the District Council. Those at the higher grades, although administered by the District Council, are subject to consultation with English Heritage and account has to be taken of this specialist advice. In addition, should the District Council be minded to approve a scheme, the approval of the Secretary of State (via English Heritage) must be obtained prior to the release of the approval.

I admit that this sounds complicated, but as far as the applicant is concerned (in most cases anyhow), it is a procedural matter that affects the administration rather than the final decision.

One important point however, is that a building at grade II\* or I is considered of national importance and therefore grant can be sought at national level (eg. English Heritage). This higher grading is also taken into account when applying for other national grants (ie. the Lottery). Buildings at grade II are limited to any grant assistance that may be available from the District Council.

I hope that this helps with your query and I have enclosed a Council publication regarding listed buildings in general that I hope you will find of interest.

SM/LS/TRANT



The pulp for this paper is sourced from sustainably managed forests, and processed without using chlorine gas.



INVESTOR IN PEOPLE

Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL  
01548 810341  
[yvonne@3waysringmore.fsnet.co.uk](mailto:yvonne@3waysringmore.fsnet.co.uk)

Mr F R Reeve FRICS ACI Arb, Chartered Surveyor  
MSW Conservation  
PO Box 27  
Lifton  
Devon  
PL16 0YD

28 February 2001

Dear Mr Reeve

The Church of All Hallows, Ringmore

I enclose a copy of my letter of 19 January 2001 in case the original has gone astray and would be grateful if you could let me have a letter in support of our application to upgrade the listing status of All Hallows urgently.

Yours sincerely

Yvonne Sheppard  
Churchwarden

Copy to The Reverend Canon RC Campbell-Smith and Michael Tagent

*Reg* No. 110 next to put  
before plaster/guide/  
architect/archaeologist  
fish  
ys will co-ordinate in Ngr  
I suggest Bruce Smith  
to the Dept. of National  
Heritage on behalf of the PCC  
and seek 2\* listing  
A 29/11





## DEVON COUNTY COUNCIL

Edward Chorlton  
County Environment Director

Mrs Y Shepherd  
Three Ways  
Ringmore  
KINGSBRIDGE  
Devon. TQ7 4HL

Lucombe House  
County Hall  
Topsham Road  
Exeter  
Devon  
EX2 4QW

Your ref: DEI.HB.GEN

Date: 26th September  
2000

Phone: Enquiries: Exeter (01392) 382000

ref:

Please ask  
for: Nichola Mason

Direct line: Exeter (01392) 382261 Fax: Exeter (01392) 383510

Dear Mrs Shepherd,

### PROCEDURE FOR PROPOSING A BUILDING/STRUCTURE FOR LISTING

In response to your enquiry about how to get the listing of a building amended, please find below the actions you should take. I have also enclosed the list descriptions of Bigbury and Kingston churches and a description of what the listing grades mean.

Your request for the consideration of upgrading should be sent to:

Department for Culture, Media and Sport  
Listings Branch  
2 - 4 Cockspur Street  
LONDON  
SW1Y 5DH  
0207 211 6916  
fax : 0207 211 6962

Details to be sent :

- Photographs - both external & internal
- Location plan
- Written description - as much history as possible that is known of the building, details of why you feel that it should be upgraded. Support from your architect would probably help.

The department will consider the details and they may contact you. They may visit the building to inspect it (this will almost certainly be done by their 'agents', English Heritage) or they may decide from the details provided that the building is worthy of listing. You do not have to be the owner of a building to propose it for listing.

Yours sincerely

Nichola Mason, for County Environment Director

TO Michael Tagent, Drina Williams, Reg Trant and Mike Wynne-Powell

FROM Yvonne Sheppard

All Hallows Church, Ringmore – listing application

I enclose a copy letter from Nichola Mason from Devon County Council which indicates what information is required by the Department for Culture, Media and Sport, Listings Branch to consider an upgrading in the listing of All Hallows. Also enclosed is a draft letter requesting support from The Archdeacon, The Rector, Architect and Historical Society (and anyone else you may suggest) and a draft letter to accompany the information to DCMS. I have my own photographs of the outside of the church and would appreciate any others available inside or out. I will ask Fred Reeve for any other internal photographs which might help. I have a map downloaded from the internet but would appreciate a better location map if one is available – I am not entirely clear what is required under this heading. I feel the Church guide provides all the historical background, but again any other contributions are welcomed, and have included the reasons for our request for the upgrade in the draft letter to DCMS.

It would be appreciated if the draft letter to our would be supporters, could be agreed soon, say by 12 January, with a view to submitting an application to DCMS by early February with the letters of support, photographs, guide and anything else considered relevant.

Thank you

Yvonne Sheppard  
31 December 2000

Copy to The Reverend Canon RC Campbell-Smith

**Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL**

**01548 810341**

**yvonne@3waysringmore.fsnet.co.uk**

Mr F R Reeve  
MSW Conservation  
PO BOX 27  
Lifton  
Devon  
PL16 0YD

11 April 2001

Dear Mr Reeve

All Hallows Church, Ringmore

Following receipt of the quotation for repairs to the rain disposal and roof from Good Roofing last November, Ringmore Pcc would like to obtain two further quotations from new contractors as a comparison and also to present to the Diocese with our faculty application. The original schedule of works may need to be updated following an extremely wet winter and the fabric committee would like to meet you again at All Hallows to clarify some items which do not appear to be covered in the original specification which may have resulted from the recent heavy rains. Two additional contractors have been identified :


Mr Paul Johnson, Roofing and Building Specialists, Plymouth, 01752 364466  
(Mobile 07767 835879)

R J & C M Lancaster, Builders & Restorers, Helliars, Aveton Gifford, Kingsbridge,  
S.Devon. 01548 550689

Both builders have experience on high level repairs to listed buildings including churches. Please would you confirm you will contact these two contractors for a quotation for the roof and rain disposal system works in due course.

As a matter of expediency, the PCC expects to carry out this work and other repairs to the church on a piecemeal basis and for quotations to be obtained as funds become available. Please would you confirm your fees will be calculated according to the total overall cost of the repairs, with credit for the amount of £2850 already paid, and confirm no separate charges will arise from breaking down the tenders to a series of smaller projects.

Yours sincerely

Yvonne Sheppard 





## SCHEDULE B

### No Faculty required if Prior Conditions Met

**THIS SCHEDULE** lists relatively minor matters relating to churches which may be undertaken without a Faculty as long as the conditions and procedures set out below are satisfied.

#### **EXCLUSIONS**

The following items, although they may appear to be relatively minor, are **excluded** from Schedule B and therefore require a Faculty.

- i) Matters concerning items which, in their own right, are of historic, architectural or archaeological importance.
- ii) Any item introduced under this Schedule which has a commemorative plaque or inscription unless:
  - (a) the wording merely states that it is in memory of a particular person and gives his or her dates of birth and death, together (if so desired) with a scriptural reference; and
  - (b) the inscription is on the underside of the item or the plaque is no larger than 3½" x 2".

#### **CONDITIONS AND PROCEDURES**

Before undertaking any of the items in this Schedule, the following conditions must be fulfilled:

- i) The applicants should send to the Secretary of the Diocesan Advisory Committee
  - (a) Full details, plus specifications and costings where relevant. If a quotation only is submitted, full details of the materials proposed and method of workmanship should be included in it.
  - (b) Written assurance that no item affected by the proposed works is of historic, architectural or archaeological importance in its own right. If there is any query the matter should be discussed with the DAC Secretary.
  - (c) A copy of the Resolution of the PCC authorising the work, together with the voting figures
  - (d) Written assurance that there is no reason to suppose the proposals would be opposed by a significant body of opinion in the Parish, and
  - (e) Written assurance that the work has not yet commenced.
- ii) The applicants must await authorisation to proceed. If the Diocesan Advisory Committee and the Archdeacon recommend the proposals, a letter of authority will be issued. If at any stage it is considered that the matter should be dealt with by Faculty, then the necessary documents will be forwarded to the applicants.

#### **SCHEDULE B**

##### **1. Churchyards**

- .01 Repairs to walls, fences and gates
- .02 Repairs to existing drains
- .03 Re-surfacing of paths like for like (apart from historic paving and cobbled surfaces)
- .04 Planting of a tree or hedges (provided no archaeological considerations arise)

##### **2. Minor Fabric Repairs**

*At a cost or value (whichever is the greater) not exceeding £2,000, exclusive of VAT and scaffolding costs. These may not be repeated in a series of small 'bites' so as to avoid the need for a Faculty.*

- .01 Small areas of lead burning
- .02 Repairs to roofing felt
- .03 Re-setting of copings
- .04 Repair of chimneys and flues



- .05 Replacement of defective slating or tiling (like for like)
- .06 Renewal of flashings
- .07 Replacement of flag poles or weather vanes (but not lightning conductors)
- .08 Repair of gutters and downpipes
- .09 Small areas of pointing
- .10 Replacement of small areas of stone or brick (like for like)
- .11 Lime treatment to areas of stone
- .12 Small areas of plastering or rendering (where there are no archaeological implications or wall paintings)
- .13 Overhaul of ventilators
- .14 Replacement of broken window panes (except stained or historic glass)
- .15 Renewal of window guards
- .16 Timber treatment
- .17 Minor floor repairs (like for like)
- .18 Provision of anti-bird measures
- 3. Redecoration**  
Areas of redecoration (less than the whole church or less than the whole nave or chancel) with agreed materials, provided the same colour is used as previously. Marking of steps for safety purposes.
- 4. Investigations**, under architectural supervision, of causes of leaks, drainage problems, dry or wet rot, infestation, structural movement, not involving major disturbance of the fabric.
- 5. Bells**  
Inspection and routine maintenance of bell clappers, bell frames, bell bearings.
- 6. Clocks**  
Minor repairs and overhauls, including repainting clock faces as previously.
- 7. Carpentry and joinery**  
Repairs of louvres, modern doors and furnishings. Provision or renewal of bolts or locks provided there is no interference with fabric of historic importance.
- 8. Electrical**  
Installation (by approved NICEIC or ECA electricians) of security lights and alarms; fire alarms and smoke detectors; new electrical socket or light fitting (provided the existing capacity is sufficient); loop system; organ blowers; clock winding gear. Replacement of amplifiers and speakers.
- 9. Introduction or disposal** of tell tales, oil tank and stand, ramps and handrails, cupboards or safes in vestry.
- 10. Movable items**
  - .01 Introduction or disposal of hymn boards; all or a substantial number of kneelers, hassocks and cushions; fire extinguishers; flower stands; free standing display boards; small movable bookcases; curtains in vestry or tower; dehumidifiers; portable electric or gas heaters
  - .02 Replacement of vestments, altar frontals and falls
  - .03 Disposal of minor items of furnishing and fabric which are of no historical or artistic merit.
- 11. Heating**  
Replacement and repair of pumps, boiler, heating mechanisms and radiators not affecting the appearance of the church. (NB - These matters may also require insurer's agreement.)

**NOTE :** Where any work is carried out in accordance with this Schedule, it shall be done in accordance with any guidelines issued by the DAC, a record of the work shall be entered in the log book, and any item acquired shall be recorded in the inventory.



**Ringmore PCC Fabric Committee**  
**Note of meeting Thursday 15 March at 8pm at Challaborough**  
**Cottage**

Present: Michael Tagent, Andrew Ireland, Yvonne Sheppard, Jacqueline Patterson

Architect/quotations - It was agreed Yvonne and Andrew would draft a letter to Mr Reeve. The letter would seek confirmation from Mr Reeve that no additional costs would be charged by him other than fees based on the total cost of works from re-visiting the specification on a piecemeal basis including a site visit to meet the Fabric Committee and initially obtaining and assessment of further quotations for work on the rain disposal system and roof from Good Roofing and two other local contractors such as Paul Johnson in Plymouth and Mr Lancaster of Aveton Gifford, both of whom have experience of high level work on listed Churches. It was agreed to continue to use the services of Mr Reeve.

Funding -it was agreed Yvonne would obtain a form to seek a £2000 grant from the Diocese.

Faculty - it was agreed Yvonne would obtain a faculty application to cover the rain disposal system work, on the assumption the works cost exceeds £2000.

Lady Chapel - Andrew Ireland suggests the damp in the Lady Chapel at the weekend was the result of condensation building up with changes in temperature at this time of year (March). The situation would be monitored and referred to Mike Wynne-Powell in the event more heat was needed in that area.

Sundial - Michael suggested it might not be possible to repair the Sundial over the porch which is thought to be 17<sup>th</sup> or 18<sup>th</sup> century. It was agreed to refer to Mr Reeve.

Other

Lightning Conductor – Michael would refer to Francis Jarvis for comment as to whether one is required at All Hallows.

Chairs – It was agreed to retain several chairs in the 'Lady Chapel' for meetings.

Oil Tank – It was agreed to consult Mike Wynne-Powell to see if the tank could be moved further away from the external West wall since it is suspected the proximity of the tank and trapped fallen leaves is causing a damp problem inside.

Room for a kettle, cups etc for meetings and coffee after services would be found in the vestry.

Church House – Michael would seek funding for central heating to be installed, enquire if the garage door is repairable and is obtaining an estimate from Tim Thornton to cut grass and hedges. A reply has been received from Bob Greig confirming the Parsonages Committee are responsible for the upkeep of Church House.

Brass – Jacqueline offered to assist with cleaning brass before the Flower Festival in May

Yvonne Sheppard  
18 March 2001



# RINGMORE PCC FABRIC COMMITTEE

Meeting Thursday 15 March 8pm in the Parish Room

## AGENDA

### 1. All Hallows roof and rain disposal:

a. Seeking quotations

b. Funding

c. Faculty

d. Architect

### 2. Damp in Lady Chapel

### 3. Sundial repair

### 4. Other items

(1) Lightning conductor

(2) Chairs in church

(3) More oil tank before it is refilled

(4) Kettle

(5) Church clean

5. Church House

Copy to Michael Tagent, Jacqueline Patterson, Ted Curtis, Andrew Ireland

Fin Thornton - estimate for hedges + grass.

M.T.

(a) - (1) A.I. + Yur to draft letter to FRC when we already have re-survey of contract

(2) Suggest varying specific to meeting FRC to agree - FRC + 2 other contributors. - FR obtain 2 further quotations.

(b)

get other firms.

PCC will ask questions.

Architect to organise and - even to take on.

I 2000 grant get a plan.

write a letter  
c. suggest  
break.  
winding  
original  
contract

- obtain a form. - dates. - wait until quotes can.

- yes. - find out what he will do. - price - continue - check specifications if complete - have felt leave

ask MWP / Feb leave

impossible to repair? MWP / 18c - Feb leave

specialist from Yellow page - M.T. to require  
6-8 chairs. of Francis Jan.  
April / May - MWP - ~~sign~~ contract  
be moved without preferred help?

To Yvonne Sheppard

All Hallows - roof and rain disposal system repairs

In reply to your note of 6 February my comments are as follows:

Is it essential to have the ridge tiles made specially - might it not be cheaper to renew all the existing ones which are obviously coming to the end of their useful life. If very similar ones are available that are mass produced maybe we would be given permission to use them.

1)

If a faculty is required we shall probably not be ready to proceed before mid-summer

2)

Future collections should all be in aid of the fabric fund - charity begins at home! Yes, if the diocese will help with grant and loan we should proceed to seek their help.

3)

Faculty should cover rainwater disposal system & slates as detailed on the second page of Fred Reeve's letter to Yvonne of 28 November 2000.

4)

Why are we considering terminating the Architects contract. George Freeman is unable to take on the work because it is too big a job. Problems will arise as work proceeds - who will ~~take~~ <sup>make</sup> decisions if not the Architect? Consultation needs to take place so that we have a full understanding of his costs.

As for dates for meetings between 5th and 26th March - any day except between 12.00 and 5.0 on 8th March, not before 11.30 on 14th, not after 1.0 on 15th March, not after 2.0 on 19th, - all other times and days are okay at the moment.

Jacqueline

7 Feb 01.

## **NOTE TO THE FABRIC COMMITTEE - ALL HALLOWS RINGMORE**

To Michael Tagent, Andrew Ireland, Ted Curtis, Jacqueline Patterson,  
Copy to Bob Campbell-Smith and Drina Williams

Subject - All Hallows - roof and rain disposal system repairs

Following my note of 12 November, George Freeman has reviewed the work required on the Church and feels the repairs are extensive, will involve obtaining specially manufactured ridge tiles and to be completed economically will require two people and scaffolding for the whole church. He does not wish to take on the work himself but is willing to advise on a consultancy basis and be available for minor works as they arise. George suggested we take into account a large number (17+) of the roof ridge tiles are cracked and would need replacing at a cost of around £50 each since they would need to be custom made for All Hallows. It was agreed at the November PCC meeting I would contact various roofing firms in Plymouth or South Hams and I am attempting to find businesses with experience of church roofs or listed buildings in the area before arranging a meeting such as Paul Body, Cooper Developments, Slate Roofing, Dimension lead contractors and Paul Johnson. In addition, Di Collinson has given me details of RJ & CM Lancaster who are Builders and Restorers in Aveton Gifford and working on Belle Vue's roof and also do work on a church in Littlehempston.

Before arranging a meeting with 2 or 3 of these contractors, it would be helpful to clarify three areas:

- for
1. The date for the work to commence - I would suggest in June or July after the flower festival and when the weather should be drier.
  2. The funds available to pay the contractor. The fabric fund is less than £1000 after paying the architect; it is possible the diocese could give a grant of £1000 and the flower festival in May could raise £3000. Assuming overall costs are in the region of £7000, there is a shortfall of £2000 which could be met by a diocesan loan - can we agree how to proceed please?
  3. Assuming costs are in excess of £2000, a faculty will be required - can we agree what should be covered by a faculty please?
  4. It is my understanding of the Architects contract, his fees are based on the Total Construction Costs of the works unless we agree to vary or terminate the contract formally with the Architect. We need to decide how we wish to involve the Architect in these repair works before assuming there are no fees payable even if he is not directly involved in choosing the contractor or overseeing the work.

It would be appreciated if I could have any initial comments before requesting a meeting on site with selected contractors and if Michael, Andrew and Ted could let me know if and when would be a good time to meet each contractor, if they wish, with a view to obtaining quotations in March and meeting that month to discuss and come up with final recommendations for the PCC.

*Yvonne*



- Paul, Johnson:

- Scaffolding - tower.

- work 2 roofers. + sub-contractor.  
bichie. 1.

church in Bahicart. - bell tower  
~~Widgerton~~ → Trinity church

Repair. - Buchal Monastery  
- Penlee garden style  
- Haze - wensy / North River  
Haybrook Bay

**R J & C M Lancaster**  
**Builders & Restorers**



Suppliers & Processors Of Traditional Lime Based Materials

Helliers, Aveton Gifford, Kingsbridge, S. Devon TQ7 4ND  
Telephone & Facsimile : Kingsbridge ( 01548 ) 550689

1st Class Roofing (St Hans 1.  
0548 580820. Chillingham.

Paul Boly (Plymouth)  
01752 337373

X Coopers Developments. (Plymouth) Over lead work  
0500 131210  
01752 347326.

X PJ Dalme & Son. St Ives Down church.  
01736 752618

KE + VJ Hawell  
Mulleigh 228 220 / 228344

X Roofcare lead valleys gutters etc  
44 Lattedown Plym.  
267404

X Stay-Dry Roofing Co.  
St Jude. DOK/KA approx  
250 256

X The Scattle Roof Company  
Truro - Specialists in historic tiled buildings.  
01872 520563

X Dimension Lead Contractors.  
01752 360831 - specialist in churches  
Plymouth

Littlehampton Paul Johnson  
State Norton 01752 364466 -  
Dorset Leam 01752 663645 10A Mannamess Rd Muller



# Carey hails cheaper church repairs

## Heritage

**Stephen Bates** Religious affairs correspondent

The Archbishop of Canterbury last night welcomed the chancellor's announcement that he will seek permission from the European Commission to cut VAT bills on church repairs from 17.5% to 5%, which would save Britain's religious groups at least £20m — more than they receive in grant aid.

The announcement followed lobbying of the government by several denominations but the reduction would depend on Brussels' approval, since VAT receipts go to the EU and the commission wants to harmonise rather than reduce payments.

The government will, however, have a strong case since churches in other member states receive assistance in maintaining architecturally important buildings.

Dr George Carey said: "This

is a matter of great anxiety to the church and I am grateful that Gordon Brown has responded to the very serious concerns expressed to him ... voiced with energy and passion by many committed people in dioceses and parishes all over the country. It is a heavy and unjust burden and ... not in the interest of the safe care of the buildings themselves."

Church of England figures show that it spends £100m a year on the upkeep of buildings, 15% of its total expendi-

ture, of which £20m goes in VAT. It is responsible for 16,000 churches, three quarters of them listed and more than 3,000 listed grade 1. The cost is borne largely by congregations.

The Right Rev Richard Chartres, Bishop of London, said: "This announcement is very welcome. We are far and away the largest custodians of the country's architectural inheritance and we are paying twice as much in VAT as anything we receive in assistance."

General "We give you 1 on a corresponding page deciding which product may monitor or record your personal and financial data. Personal Data Typing includes the loan and into

## Brown answers churches' prayer

By Ruth Gledhill

Religion Correspondent

THOUSANDS of Church of England parishes and other churches in Britain were celebrating a windfall of at least £50 million after the Chancellor announced he would cut VAT on church repairs from 17.5 per cent to 5 per cent.

Figures prepared for the General Synod next week show that the Church of England alone could save as much as £30 million a year.

Churches have campaigned for five years to have VAT reduced on church repairs. In a typical year, Anglican churches receive grants for repairs from English Heritage and the Heritage Lottery Fund of about £26 million — and then have to give back a similar amount in VAT. The Church of England, which has 13,000 listed churches in its care, spends about £100 million on its buildings each year, amounting to 15 per cent of its total expenditure.

Although the Chancellor has to consult the European Commission before the tax cut can go through, it could be in place within two years.

Church leaders and charitable bodies welcomed the move. The Archbishop of Canterbury, Dr George Carey, said: "I am grateful that Gordon Brown has responded to the serious concerns that I and others have expressed to him."



A cut in VAT on repairs could save the Church of England as much as £30 million a year



# CHURCH TIMES

No. 7186

LONDON 10 NOVEMBER 2000

60p

Dr Carey welcomes Chancellor's offer to take tax case to European Commission

## Brown moves to slash church VAT

by Briony Martin

THE ANNUAL VAT BILL for repairs to Britain's churches could be cut from £40 million to £13 million after next year's Budget.

In his pre-budget report on Wednesday, the Chancellor of the Exchequer, Gordon Brown, said he was asking the European Commission to reduce VAT on church repairs from 17½ per cent to five per cent — the minimum allowed under European law.

This would "assist the upgrading of listed buildings central to community life in all parts of the country," he said in his House of Commons speech.

The Archbishop of Canterbury, Dr George Carey, has warmly welcomed the announcement. "I hope that it represents the first step in a process that bears fruit," he said in a statement on Wednesday. "This is a matter of great anxiety to the Church, and I am grateful that Gordon Brown has responded to the

serious concerns that I and others have expressed to him.

"The VAT bill for church repairs [£20 million per year for the Church of England alone] inhibits the social mission of churches up and down the country, and is a heavy and unjust burden on a great many parishes and congregations. In deciding to pursue the case in Brussels, the Government will have our strong support and backing."

The Churches Main Committee, which has been lobbying on this issue, will be publishing a survey on VAT on church repairs at the end of this month (News, 3 November). Its findings suggest that churches of all denominations (excluding the Roman Catholic Church) pay a combined total of approximately £40 million a year in VAT on repairs and maintenance work at present. These VAT bills often cancel out money raised through grants from English Heritage (approximately £13 million last year) and the National Lottery (approximately £10 million in England last year), and from the tax given back

The former Bishop of Norwich first raised the issue in the House of Lords in 1995. Since a General Synod debate in 1998, the Church of England has been calling for a reduction in the VAT rate. It has argued that not only does repairing and maintaining church buildings contribute to the nation's heritage, it also benefits local communities for whom church buildings are a resource.

Last year the Second Church Estates Commissioner, Stuart Bell MP, obtained an adjournment debate in the House of Commons during which the influence of the European Union on English VAT arrangements was acknowledged.

Mr Brown has already pushed through Europe a reduction in VAT on domestic fuel. Campaigners now hope he will be equally successful on behalf of the Churches.

**Beneficent:** the Chancellor, Gordon Brown, relaxing on Wednesday before his pre-budget statement in the House of Commons. PA photo





Friday, August 25, 2000

# Erosion hits church

ALL Hallows Church in Ringmore needs £100,000 worth of repair work to fix damage caused by sea-winds and salt erosion.

The 13th century church, sited on an exposed position overlooking the village and facing the sea to Ayrmer Cove, has water leaking through the masonry and around the stonework of the windows.

Members of the church committee are to look at ways of raising the cash at their meeting next month, but will make a start on repairs using the £6,000 already in the pot.

Michael Tagent, church

treasurer, said: 'Like any old building the church has deteriorated and the effects of wind and rain has to be redeemed.'

'It is leaking and there is evidence of damp. When the wind and rain are in the right quarter odd little bits of water drives in through the windows.'

'Meter readings also show extreme dampness and there is mould in one part of the tower.'

'There is also discolouration on the back wall of the church where water has come down and although the church will not fall down tomorrow it does

need repairing.'

The committee has planned for a two to three year repair programme, starting with the replacement of cracked and broken roof tiles.

Gutters, downpipes and drains will also be checked and repaired if necessary, to make sure water cannot come in from above.

Mr Tagent added: 'We will be making our own fund-raising efforts as well as applying for various grants from bodies like English Heritage and the Diocese.'

'We have not looked at ways to raise the money,

but any surplus raised at the church's summer fete on bank holiday Monday will be put towards the programme.'

The fete, which kicks off at 2pm, will be held in the field next to Church House, Ringmore.

Along with the usual stalls will be children's races, a bouncy castle, cream teas and entertainment from popular local performers the Park Bench Aristocrats.

Anyone who would like to make a donation or is interested in helping to fund-raise phone Michael Tagent on 01548 810520.



Picture contributed

## Dartmouth regatta winners

**MIXED Over-35 years**  
Whaler Race - Windjammer 'B'; Ladies Championship of the Dart - Alison White; Licensed Victuallers' Men's Whaler Plate Race - Steam Packet Inn; Kingswear 'B'; Mixed Pair-oared Race - P Leonard, J Leonard; Men's Open Whaler Race - Royal Castle Hotel; Men's Over-55 years Whaler Race - Royal Castle Hotel; Junior Pair-oared Race - Dartmouth Sea Cadets 'B'; Licensed Victuallers' Ladies' Whaler race - Market House Inn 'B'; Licensed Victuallers' Men's Whaler race - Royal Castle Hotel 'A'; Men's Over-45 years Whaler race - Royal Castle Hotel; Invitation Whaler race - Royal Naval Association; Double Sculls - Townstal Spurs Football Club; Gents' Pair-oared Race - A Langman, P Langman; Ladies Open Whaler Race - The Floating Bridge Inn; Happy Families Pair-oared Race - The Stinson Family; Men's Championship of the Dart - Chris Pillar; Youths' Whaler Race - The Floating Bridge 'Challengers'; Ladies' Pair-oared Race - D Bradley, S Stevens.

## Advice issued after two chip pan fires

DARTMOUTH fire crew have issued safety advice after attending two chip pan fires.

The first, on Monday, happened at Greenbank Close, Slapton and the elderly homeowners were taken to Torbay Hospital suffering from smoke inhalation and shock.

The couple discovered the blaze when they arrived home but firefighters were already on their way from Dartmouth and Kingsbridge hanks to the premises being fitted with a smoke alarm linked to a telephone alert system.

The kitchen was badly damaged and the bun-allow was damaged by smoke.

The second fire happened on Tuesday at Venn Park, Stoke Newington.

# Sherford exhibition covers 2,000 years

THE villagers of Sherford are proving their resourcefulness by staging an exhibition of the village's 2,000 year history.

The project, organised by the Sherford Village Community Association, is part of the Rural Community Council's Millennium

the 11 prehistoric settlement sites near the village, identified over the past few years by the county archaeologist Frances Robinson.

The story is brought bang up-to-date with the inclusion of a photograph of the actual opening of the exhibition last Saturday.

with their history, development and their present day situations.

There is also a section on the beautiful small 13th century church of St Martin's.

The detail is absorb-

ing and the display is very professionally mounted and to complete the experience the ladies of Sherford are serving cream teas and cakes to their visitors.

The exhibition is

open from today until bank holiday Monday, from 3.30 to 6pm.

Entry, which includes a free cup of tea or coffee, is free for children and £1 for adults.



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## European Commission delays decision on church VAT

by Rachel Harden

HUNDREDS of parish churches face bigger bills after it was announced this week that the European Commission has delayed until 2003 its consideration of the case for cutting VAT on church repairs. Many churches are thought to be putting off repair work until the new VAT rate is introduced.

Last November, the Chancellor of the Exchequer said he was asking the Commission to reduce VAT on church repairs from the current 17.5 per cent to five per cent, the minimum that European law allows. Overall, this would cut the annual VAT bill for Britain's churches from £40 million to £13 million.

Sir Patrick Cormack MP, a trustee of the Historic Churches' Preservation Trust, has now written to the Chancellor, demanding an explanation for "the considerable confusion". On Wednesday he said he would seek another debate in the Houses of Parliament if the matter were not clarified.

Derek Taylor Thompson, Secretary of the the Churches Main Committee, said the committee was "pressing hard for something clear to be said on the issue in next month's Budget. I am afraid that it has all been rather misleading, as it would appear that the Commission is not prepared to agree to a lower rate in the near future."

On Tuesday, a Treasury spokeswoman, conceding that it was unlikely that the European Commission would consider the case until its 2003 General Review of Reduced Rates, said the Treasury was considering special measures to help congregations pay for repairs to listed church buildings.

"We are still in negotiation with the Commission on reduced rates for places of worship," she said.

The Bishop of Hereford, the Rt Revd John Oliver, on Tuesday called the news "frustrating", saying there was enormous concern in the Church about the amount of money paid out for VAT on repairs, particularly when this was compared with the level of government grants received.

The Government's Rural White Paper, he said, acknowledged the place of church buildings in community life. "If the Government expects the Church to use its buildings, and in some cases adapt them, then we would all benefit from a much lower VAT rate. I suspect that, when the White Paper was unveiled, the suggestions about the use of church buildings were made with the lower VAT rate in mind."

The annual VAT bill for the Church of England alone is £20 million. In November, Dr Carey said this placed a "heavy and unjust" burden on parishes, and inhibited social mission.

The Bishop of London, the Rt Revd Richard Chartres, who is Chairman of the Churches Main Committee, has been campaigning on the issue

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# Three Ways Ringmore Kingsbridge Devon TQ7 4HL

Mr G Freeman  
Mount Pleasant  
Ringmore  
TQ7 4HL

19 December 2000

Dear George

All Hallows Ringmore

Following our conversation, I should be grateful if you would let me know what work is required to put the roof and rainwater disposal system of the church in good working order. I enclose an extract from the quinquennial report and from the Architect's specification for tenders. As discussed, the materials to be used should be as specified by the Architect. Please would you let me have a quotation for carrying out the work required to make the roof and rainwater disposal system good and also let me know when it might be possible for work to start.

I am grateful for your time in surveying the outside with myself and Michael Tagent and also for mending the downpipe which had become detached from its hopper on the roof.

It would also be appreciated if you would let me know the name of the business which supplies the lead to repair stained glass windows and if they also would carry out this work.

Yours sincerely



Yvonne Sheppard



## *ALL HALLOWS - CHURCH CLEANING*

### *Monday 20 November*

Your assistance with cleaning the church and churchyard ready for the Christmas season is greatly appreciated. It is intended to commence with high level cleaning of dust and cobwebs inside the church from 9am and outside in the churchyard from any time. The cleaning in and around the pews should then be able to take place from around 10am and it would be helpful if charge of particular areas could be under control of the following people as agreed:

Ardene & Natalie – right hand pews in front of font  
Pam – right hand pews at back of font  
Drina – left hand pews  
Jackie & Michael – information area and Minister's platform  
Jane Stephenson – choir stalls/sanctuary  
Yvonne – bell ringing chamber  
Carol – lady chapel  
Alice & Margaret – chandeliers  
Gordon – churchyard

Please would you bring any cleaning materials and polish you require. The floor will be washed on Monday and Carol and Drina will polish the floor on Tuesday which will mean the church is locked on Tuesday and Wednesday.

**EXTRA HELP WILL BE VERY WELCOME PLEASE** (for example to clean the vestry and help with other areas).

Thank you

Yvonne Sheppard (810341) and Drina Williams(810405)

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Yvonne Sheppard (810341) and Drina Williams(810405)

Three Ways Ringmore Kingsbridge Devon TQ7 4HL

Miss J Croysdale  
Secretary  
Diocesan House  
Palace Gate  
Exeter  
EX1 1HX

25 October 2000

Dear Janet

Thank you very much for arranging the day conference for churchwardens on 14 October in Plymouth. I found the day very useful and feel I now have a clearer idea of how to address some of the current fabric problems in our church of All Hallows in Ringmore.

Yours sincerely

Yvonne Sheppard



**Recommendations regarding the priorities for the works of repair**

**Work which should be undertaken on an urgent basis as soon as funds permit to avoid further deterioration in the Fabric of the building**

1. Repairs to roof.
2. Remedial work and repairs to rainwater disposal system.
3. Remedial work to cracks in masonry and around windows and door openings.
4. Making good holes in windows dressing and masonry to tower.
5. Re-pointing and any associated remedial work to wall and buttresses
6. Repairs to stonework to windows.
7. Inspection of rose window.
8. Obtain report and assessment of beetle infestation to timberwork.

**Work which should be undertaken with one year**

9. Test electrical system and any electrical appliances.
10. Test lightning conductor.

**Work which should be undertaken with the period of the quinquennium**

11. Remedial work to tower rendering.
12. Replace any damaged or missing louvres.
13. Remove vegetation from eave slits.
14. Monitor hairline cracks in walls.
15. Remedial work to interior of stairwell to tower.
16. Monitor dampness in Tower.
17. Remedial work to interior plaster.

Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Tuesday, 28 November 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

#### All Hallows Church, Ringmore

Thank you for your letter dated 5<sup>th</sup> November, which, curiously, did not arrive here until 13<sup>th</sup> November. May I apologise also for the delay in responding to your communication. I did send an email in an attempt to comply with the deadline for the meeting of the Parochial Church Council. However, notwithstanding any of the foregoing, this letter sets out what I believe to be the current position.

The fundamental problem is not being able to undertake the contract as a whole. Whereas the priced tender document does provide a guide. The prices for undertaking small pieces of the work are likely to vary. It may be that the Parochial Church Council should consider obtaining a tender for the works in the parcels it wishes to have carried out on each occasion.

The numbers I sent to you, previously, reflect the following areas.

#### 1. Preliminaries

These are the contractors set up and overheads necessary for carrying out the works on site. Preliminaries encompass such items as welfare for the operatives who work on site, health and safety issues, including things such as scaffolding.

#### 2. The works on site.

The prices have been amended by the contractor for a number of reasons. Firstly, the project is now much smaller and there have been increases in materials since the tender was submitted in May of this year. Secondly, the contractor made a close inspection of the condition of the gutters and down pipes and considers the condition of some to be beyond renovation. It is for this reason the provisional amounts items 6.2.3 and 6.2.4 have been increased. Thirdly the contractor now admits to an error where he priced the items for checking the existing gutter supports and realigning the gutters to the correct falls.

PO BOX 27  
LIFTON  
DEVON  
PL16 0YD

Tel:  
01566 784 905

Fax:  
01566 784 906



There are two observations to be made in this respect. One, had the project been undertaken in one piece there is little doubt the contractor would have been willing to undertake this work at the rates indicated in the schedule, in order to ensure he continued with the contract, valued at some £77,000. As you may appreciate with the amount of work has been reduced to a total of about 7% of the original, there is not sufficient margin to allow him to absorb these costs. The second observation is that the specification on which tenders were obtained contained a provisional amount to cover some of the unforeseen items and items where costs have varied. The effect on the Parochial Church Council would have been that in these instances, increases in cost would have, seemingly, been absorbed.

My apologies for such a long and involved explanation. Hopefully it will go some way to clarifying the situation.

It seems probable that the best solution would be for the Parochial Church Council to seek separate tenders for the various 'pieces' of work it wishes to have carried out.

Further our various conversations and my emails to you I have received further information from the contractors Good Roofing of Ipplepen. Their quotation encompasses to work selected by the Parochial Church Council from the tender in May of this year. Costs have been based on the amounts contained within the tender, plus price increases, plus certain items relating to health and safety which impact upon the work to be carried out. The amounts have been broken down to provide additional information and hopefully clarification.

In summary the amounts are as indicated below:

Preliminaries	£1,762.00
<b>RAINWATER DISPOSAL SYSTEM</b>	
Item 6.2.1 Carefully remove all rainwater guttering and inspect	£ 220.00
Item 6.2.2 Carefully remove all rainwater down pipes and inspect	£ 193.00
Item 6.2.3 Allow <b>provisional</b> replacement of 15 metres of 100mm down pipe	£ 643.00
Item 6.2.4 Allow <b>provisional</b> replacement of 18 metres of 150mm half round gutter.	£ 434.00
Item 6.2.5 De-scale and repaint 1 No. coat red oxide, 1 No. undercoat and 1 No, gloss coat to all existing rainwater goods. New cast iron to be painted same.	£ 688.00
<b>SOUTH ELEVATION</b>	
Item 6.3.1 Check gutter support brackets, ease and realign as necessary. Re-fix guttering	£ 347.00
Item 6.3.2 Re-fix down pipes and check discharge to gullies	£ 312.00
<b>NORTH ELEVATION, NORTH TRANSEPT AND LADY CHAPEL</b>	
Item 6.4.1 Check gutter support brackets, ease and realign as necessary. Re-fix guttering	£ 310.00
Item 6.4.2 Re-fix down pipes and check discharge to gullies	£ 312.00
Repairs to approximately 40 slates (quantity based on a recent inspection)	£ 368.00
Total Cost	£5,589.00
VAT @ 17.5%	£ 978.08
Professional fees	
In accordance with RIBA recommendations	
15% of £5589.00 = £838.35. Less proportion of fee previously paid £240.13 =	
	£ 592.22
Total	= £7,159.30



As you correctly indicate, the Contractor has made a number of changes from the original specification. These are as follows:

- Item 6.2.1 Amount increased to reflect reduced scope of contract.
- Item 6.2.2 Amount increased to reflect reduced scope of contract.
- Item 6.2.3 Amount increased to reflect reduced scope of contract and amount provisionally allowed has been increased by contractor from 6lineal metres included in tender specification, to 15lineal metres.
- Item 6.2.4 Amount increased to reflect reduced scope of contract and amount provisionally allowed has been increased by contractor from 12lineal metres included in tender specification, to 18lineal metres.
- Item 6.2.5 Amount increased to reflect reduced scope of contract.
  
- Item 6.3.1 Amount increased to reflect reduced scope of contract.
- Item 6.3.2 Amount increased to reflect reduced scope of contract.
  
- Item 6.4.1 Amount increased to reflect reduced scope of contract.
- Item 6.4.2 Amount increased to reflect reduced scope of contract.

The contractors approach to our project is clearly regrettable. One can understand that materials are likely to cost more in smaller quantities and it is certainly a fact that cost increases for certain specialist items are working their way through the construction industry. Cast Iron rainwater goods is one of those items.

As I indicated previously, the Parochial Church Council may feel more comfortable if a competitive tender were obtained for each section of the project being considered. Perhaps the Parochial Church Council will let me know its decision in due course.

Turning now to the remarks regarding your email dated 30<sup>th</sup> September, these comments have been noted. I note, also, Mr Sinclair prepared his report in 1992, some eight years ago. I feel we should obtain an up to date report.

My intention, originally, was that the proposed investigation work, to be carried out to the rose window, should encompass an update. I feel that it is quite possible, if not probable, that the ingress of water may have caused damage to any mediaeval wall painting that may exist. Also I am not certain that the application of the Tyrolean Render has not in itself have caused damage. As is noted in the report dated 1992, Mr Sinclair indicates great care is necessary in any event.

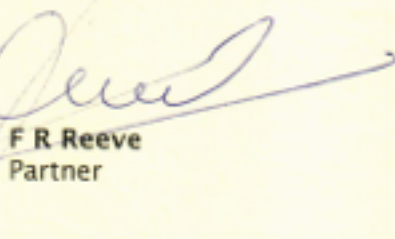
The letter, dated 15<sup>th</sup> July 1999, from South Hams is new to me. It does seem a little belated, as I understand the rendering was carried out over 20 years ago. However that does not nullify the importance of the comments made. If the Parochial Church Council intends to undertake work in changing or removing the Tyrolean Rendering I think we should plan carefully. Perhaps you would be kind enough to let me know the Parochial Church Council's intentions on this matter. If the Parochial Church Council does decide to go ahead with this, preparatory work will be required from a professional advisor.

At the time of my inspection I did not think the ladder to the bell chamber was dangerous, I believe my recommendation was that a specialist wood treatment contractor, who has experience of historic buildings, be employed to provide an up to date assessment. Again, perhaps you could let me know whether the Parochial

Church Council wish to undertake this work at this at this time. Once again it is important that you involve a professional advisor in order to preserve continuity and to ensure work is not duplicated.

Should you require any clarification or additional information please let me know.

Yours sincerely



**F R Reeve**  
Partner

Distribution:

The Reverend Cannon R. C. Campbell-Smith  
Mr T. Curtis  
Mr A. Ireland  
Mrs J Patterson  
Mr M. Tangent  
Ms D Williams



(1) birth room - flashing in 100  
(veg knives)

(2) fabric.

(1) Letter from Fred Reave following MT letter  
a) Spoke to Janet Croysdale - she says PCE  
went too far too soon or tender & we are committed  
technically to paying 75% of material fee,  
under AIST rule. FR is being helpful in  
suggesting a lower amount. She suggests I  
speak to Andriason if call centre  
to get help with fund. Spoke to FR  
- he will bill us & when work is done  
- this is a concern. He also said  
many of PCE <sup>(including MT/OT)</sup> were met him a year ago &  
he indicated his fee was 12.5%, the sail  
repairs would be 100K. in Sept 99.  
should not be a surprise

Suggest ~~to~~ we agree in principle basis  
with FR in writing. He <sup>never</sup> ~~was~~ took deal with us per  
net or - suggest I am contact.

(2) Check if work 2 not work 2\*  
i.e. should apply for grant now  
(30.9.2000) deadline. we may not  
get funds. - suggest I refer to Andriason  
& also entire listing.

(3) faulty - consider when it should be  
submitted.

~~to be~~

(3)



- also speaks = Thank for letter, project not abandoned.  
Let leave + PC meeting on 7 July  
before PC meet -  
- are we having  
but report quite/et for urgent repair.

① clarify payment in o/c re \$2850  
for total fees.

② project not abandoned or abortive

③ seek grant.

④ pay \$6218.75. fee on account.

① Project not abandoned  $\therefore$  not abortive

② How urgent are repairs, before winter - 10-12K?

③ How realistic to do some repairs in o/c  
is. lot of scaffolding etc.

④ Revert after next PC meeting on 7. August.

- suggestion - postponement not abandonment of  
project - review.

- 3/4 of fee at this stage due at now  
under USA scale.

- o-going fee arrangement

- \$2850. will be offset against \$6,218.75

- provided the project doesn't change

as a public - v. conscious to check it  
is important for help.

Must be done asap - urgent

As. long a happy with noise - all with  
male adjustment

Need some scaffolding, that many cracks can  
be done.  
urgent repair - 4 - 10.

- arrest to in-gren water through the  
masonry walls & cracks.
- beetle infestation - arrest beetle
- water get in & beetle find food & water
- rose window
- stopgap cracks, ship beetle, improve  
air water - 1 1/2 year some relief
- Two year plan & to fundraise

Only item is not - requiring  
with to need scaffolding.

Get agreement from PCE

fundraising - diocese <sup>grant</sup> ~~grant~~, advising  
- more may start team + Taylor.

had leave can go to boat body &  
~~boat body~~ agree a price & line  
keels as a basis & keep

paper on  
hol. day.

STB /

Harold -

hus. -

help on church

harriet

address

works under control. before commitment  
- detailed quotation.

- will not be duplicating the effort.

- 8-10 weeks - ten people involved

cc. 2/3 people (not 20 as for main project)

{ solid day - evening.  
open day - gift day in Sept - neither next  
people next

Rebecca's gift day before Derek Mathew  
goes. - 6 month abroad.

- claim 24/27% - a name + address +

- to sign a declaration on the pages - & raise a  
fund page.

- Do not pay ~~to~~ VAT on bill
- admin - any due pay VAT + service charge.
  - 30 days basis - 1 month.



## ALL HALLOWS REPAIRS

Comments on your notes dated 12.11.2000

### Rain Disposal System

George Freeman dug out the drains and relaid the soakaway pipes on the north side of the Church last year. You will notice the new drains he fitted. The down pipes to these drains were cleaned. I do not feel that George would be useful with west wall problems but probably would be with guttering.

One of the problems is that we do not have anybody regularly clearing the drains or cleaning out the gutters - or for that matter ensuring undergrowth is kept away from all around the Church walls.

### West Wall

On enquiring of people like John Milne-Smith, Reg Trant, Stan Brunskill and Gordon Allan when the damp patch under the rose window first became obvious - they had no idea, so presumably it has been a gradual process.

Mr Barnaby (if my memory serves me right - you did not attach his report) believed that the water penetrating the wall around the window and collected at the lowest point. He thought we should strip the internal facing off the wall to see the extent of the problem.

Unfortunately at this point the PCC lost confidence in Mr Barnaby (particularly Gordon and Reg) and I had the task of finding a new architect - with hindsight maybe this should never have happened!

Whoever's advice is taken, at the end of the day there has to be a major investigation of the area around the window before the final solution can be determined.

I feel very sorry for you re: the difficulties with Fred Reeve's advice. He did not lead us to believe that progressing with part of the total quotation was going to increase the cost so greatly.

Jacqueline Patterson

14.11.2000

## **All Hallows Repairs**

Copy to Michael Tagent, Drina Williams, Ted Curtis, Jacqueline Patterson, Andrew Ireland

### **Rain disposal system**

I inspected the down pipes and gutters on Saturday morning 11 November and feel there are a few problems which should be fixed immediately. Going round the Church clockwise, the downpipe to the left of the porch is feeding in to a drainage channel blocked with debris and the same is true of the downpipe the other side of the west wall facing north. I have cleared the leaves but the draining channel left of the porch is still blocked. The downpipe leading down from the vestry is bent and the guttering is warped and needs attention. The downpipes from the lady chapel roof appear to be draining well but the guttering is very close to the slate roof and the water butt is close to overflow. The downpipe to the right of the church porch is broken at the top near the gutter and water is cascading down the pipe and the wall also needing urgent repair.

From the quinquennial reports and minutes, the rain disposal system was singled out for repair in 1990 and repaired in 1993 by George Freeman for £241, who commented at the time the guttering was becoming very thin and would need replacement in three years or so. I wondered if it might be an idea to approach George to carry out these urgent repairs and also obtain his opinion on the need to replace the guttering and downpipes. I have not for the present approached other contractors on the basis that two of the downpipes require urgent attention.

I have also checked through the quinquennial reports and minutes to try to find out when the damp patches on the west wall became a problem. There is no mention of damp on this wall in either the 1990 or 1995 report except that the rose window is mentioned in the 1990 report as having a condensation problem and in the 1995 report as weak and buckled glass. I wonder if the window is at fault or if the problem is caused by water entering the church at a much higher level, as indicated in the attached report from the previous architect Mr Barnaby, in which case the roof and wall needs attention and the inspection of the rose window alone will not solve the problem. There are leaves between the oil tank and the west wall of the church which could be causing the damp problem at a lower level of the west wall inside. In addition the 1995 quinquennial report indicates the west wall was repointed with cement mortar which is cracking and breaking away leaving many small gaps in the joints and this may be where water is getting through the wall.

I would be grateful for comments as soon as possible with a view to consulting George Freeman on the urgent repairs and also to obtain his comments on the west wall.

Yvonne Sheppard  
12.11.2000

Mrs Jacqueline Patterson  
Walnut Tree Cottage  
Ringmore  
Kingsbridge  
Devon  
TQ7 4HL

Ref: 6029

8<sup>th</sup> February 1999

Dear Mrs Patterson

### **RINGMORE PARISH CHURCH**

I am sorry for the delay in submitting this report on the matters which we discussed when we met at the church on 25<sup>th</sup> January.

#### **1. West Window:**

The circular window, high in the west gable wall, has given trouble for many years with water running down the internal plaster below the cill. At one time it was thought that water was penetrating between the lead and glass and a sheet of plain glass was sealed into the opening, externally. This does not appear to have reduced water ingress in times of heavy, driving rain and confirms that there are no major problems with the leaded glazing.

There are deep runnels in the plaster beginning at approximately 4 o'clock, 6 o'clock and 8 o'clock in the internal face of the circular opening. The plaster is soft and crumbling over about 2m below these points. There are also damp patches on the plaster at lower levels where the plaster is also weakening.

Water must be entering the fabric high up in the gable, travelling down in the core of the wall where it is diverted around the window opening to run out internally in specific channels.

There are two options available to deal with the problem:

- a) Provide a render coat externally to the west gable wall. A soft lime & sand render will absorb most of the driving rain from the south & west quarters and prevent penetration through the masonry. However, this alone will not solve the problem if water is entering at roof level and it may be necessary to provide extra protection at this level. Render will also alter the appearance of the west wall, not adversely, but this may not be acceptable locally. This approach will be more expensive than (b) below, especially as internal plaster will still require some repair but it is better suited to the ancient fabric of the building and is likely to be more effective.
- b) Strip off all the internal plaster from the west wall and replaster over a waterproof membrane. The membrane may be either a brushed on bitumen coating or a proprietary corrugated sheet membrane. The latter has the advantage of providing ventilation channels within the corrugations of the material but this method will still require a brushed on coating around the circular opening to achieve protection around the window.

Edward Barnaby B.Sc.(Arch.) Dip.Arch.(B'ham.)



Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Monday, 30 October 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

#### All Hallows Church, Ringmore

Further our various conversations and my email to you I have received information from the contractors Good Roofing of Ipplepen. Their quotation encompasses to work selected by the Parochial Church Council from the tender in May of this year. Costs have been based on the amounts contained within the tender plus certain items relating to health and safety which impact upon the work to be carried out.

In summary the amounts are as indicated below:

Preliminaries	£1,762.00
Rainwater disposal system	£3,459.00
Repairs to approximately 40 slates (quantity based on a recent inspection)	£ 368.00
	-----
Total Cost	£5,589.00
VAT @ 17.5%	£ 978.08
Professional fees In accordance with RIBA recommendations 15% of £5589.00 = £838.35 Less proportion of fee previously paid £240.13	= £ 592.22
	-----
Total	= £7,159.30
	-----

Should you require any clarification or additional information please let me know.

Yours sincerely

F R Reeve  
Partner

PO BOX 27  
LIFTON  
DEVON  
PL16 0YD

Tel:  
01566 784 905

Fax:  
01566 784 906

**Ian Sheppard**

---

**From:** "Fred\_Reeve" <Fred\_Reeve@msn.com>  
**To:** "Yvonne Sheppard" <Office@sheppards100.freemove.co.uk>  
**Sent:** 06 November 2000 16:27  
**Attach:** Quotation for work to gutters etc.xls  
**Subject:** Ringmore Church

Dear Mrs Sheppard

Please excuse email information, but I understand speed is of the essence to meet you PCC deadline.

I have had further discussions with the contractor who has just( five minutes ago, responded.

Whilst the reasons are appreciated, the basic problem is not being able to undertake the contract as a whole. Whereas the priced tender document does provide a guide. The prices for undertaking small pieces of the work are likely to vary. It may be that the PCC should consider obtain a tender for the works, in the parcels it wishes to have carried out on each occasion.

The numbers I sent to you reflect the following areas.

1. Preliminaries

These are the contractors set up and overheads necessary for carrying out the works on site. Preliminaries encompass such items as welfare for the operatives who work on site, health and safety issues, including things such as scaffolding.

2. The works on site.

The prices have been amended for a number of reasons. Firstly, the project is now much smaller and there have been increases in materials since the tender was submitted in May of this year. Secondly, the contractor made a close inspection of the condition of the gutters and down pipes and considers the condition of some to be beyond renovation. It is for this reason the provisional amounts items 6.2.3 and 6.2.4 have been increased. Thirdly the contractor admits to an error where he priced the items for checking the existing gutter supports and realigning the gutters to the correct falls.

There are two observations to be made in this respect. One, had the project been undertaken in one piece there is little doubt the contractor would have been willing to undertake this work at the rates indicated in the schedule, in order to ensure he continued with the contract, valued at some £77,000. As you may appreciate with the amount of work reduced to about 7% of the original, there is not sufficient margin to allow him to absorb these costs. The second observation is that the specification on which tenders were obtained contained a provisional amount to cover some of the unforeseen items and items where costs have varied. The effect on the PCC would have been that in these instances increases in cost would have

been absorbed.

My apologies for such a long and involved explanation. Hopefully it will go some way to clarifying the situation.

No doubt you will let me know if the PCC decides to tender for the various 'pieces' of work on an individual basis.

For your information I attached a schedule breaking down the costs sent by the contractor.

Regards

Fred Reeve



# GOOD ROOFING (Devon) CHURCH OF ALL HALLOWS RINGMORE

## RAINWATER DISPOSAL SYSTEM

### Preliminaries

Site attendances	Cost
Health/Safety & Welfare	222.00
Signs/Boards/Notices	112.00
Scaffold/Access to the works	86.00
	1342.00
	1762.00

### Works to be carried out (taken from original schedule)

6.2.1	Carefully remove all rainwater guttering and inspect	220.00
6.2.2	Carefully remove all rainwater downpipes and inspect	193.00
6.2.3	Allow <b>provisional</b> replacement of 15 mtrs of 100mm downpipe	643.00
6.2.4	Allow <b>provisional</b> replacement of 18 mtrs of 120mm half round gutter	434.00
6.2.5	De-scale and repaint 1 No.coat red oxide, 1 No.undercoat and 1 No, gloss coat to all existing rainwater goods. New cast iron to be painted same.	688.00

### SOUTH ELEVATION

6.3.1	Check gutter support brackets, ease and realign as necessary. Re-fix guttering	347.00
6.3.2	Re-fix downpipes and check discharge to gullies	312.00

### NORTH ELEVATION, NORTH TRANSEPT AND LADY CHAPEL

6.4.1	Check gutter support brackets, ease and realign as necessary. Re-fix guttering	310.00
6.4.2	Re-fix downpipes and check discharge to gullies	312.00

### SLATE REPAIRS

Effect repairs to all slipped or missing slates (approx 40 No.)

<b>TOTAL</b>	<b>5589.00</b>
<b>VAT at 17.5%</b>	<b>978.08</b>

Total period on site estimated at 3.5 weeks

1914/155.

Discuss ladders project with  
architect?  
Faculty probably needed and  
job to be sub-contracted, when  
major work carried out.

08

Maple Bank

16. 11. 99.

Dear Dick.

Just a note to  
enclose the details of the  
proposed ladder system to be  
installed by Mr Jack Couch  
whose address is

7 STAR Avenue  
Green Park way  
OTTILLINGTON

Tel No. 580 688 -

The Rec approved the  
note but is awaiting a  
decision by the Architect as to  
whether a faculty is required.

I have now written to  
Michaelmore regarding the lease  
as I was waiting to outcome of the  
Hall/Rec meeting. Regards Gordon

May 2000

Yvonne

Mr Zach Couch is  
brother-in-law of some  
gent to Gordon.

Den's ladder need to  
be followed up with  
Fred Reeve therefore  
you could be there 2  
bite of info!?

J.

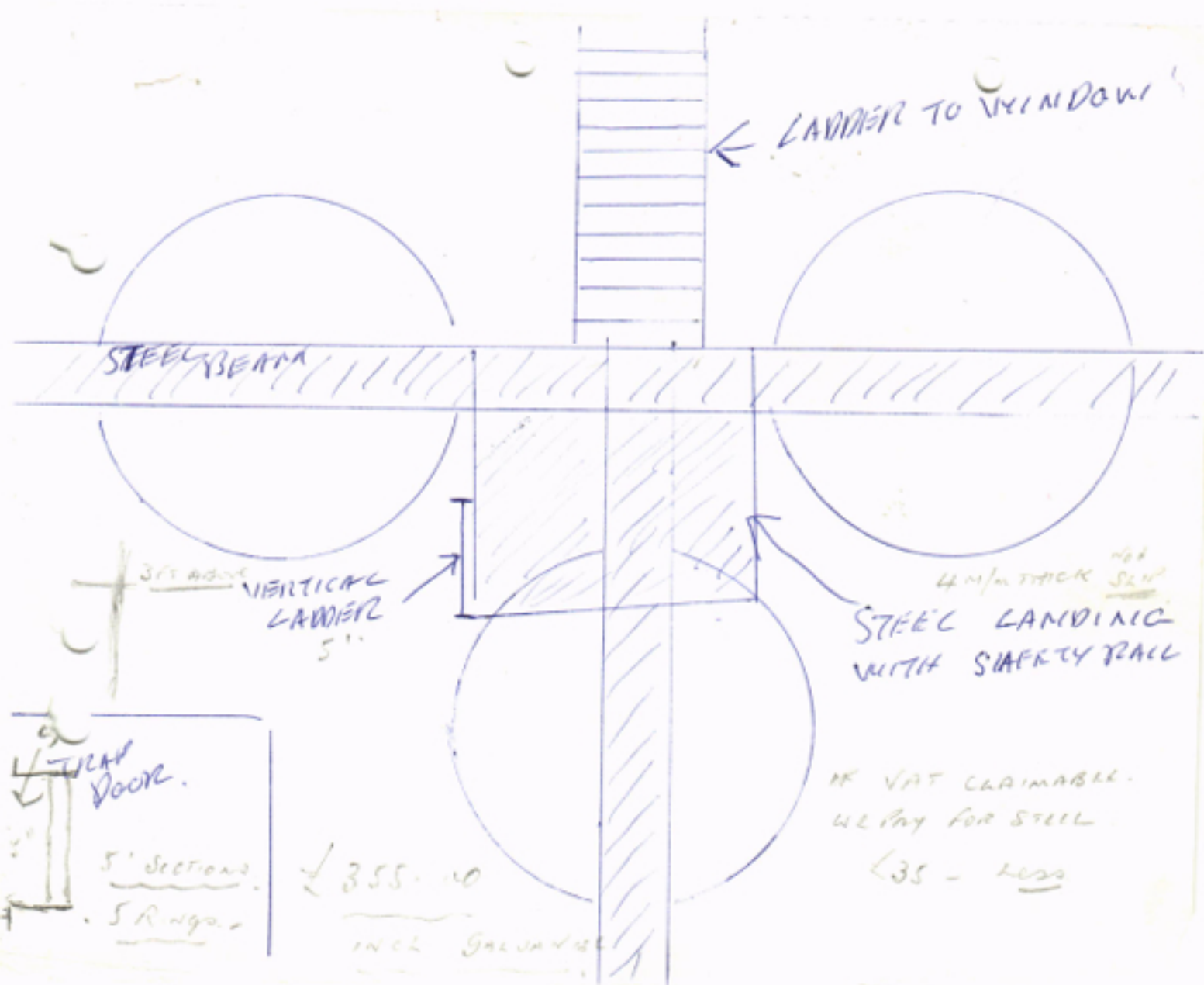


RINGMOOR CHURCH.

MAKE AND FIT VERTICAL LADDER WITH  
SAFETY RINGS TO TOWER ACCESS TO BELL  
LOFT.

MAKE AND FIT STEEL LANDING TO  
STEEL BEAMS IN BELL LOFT.  
VERTICAL LADDER TO LANDING. ALSO  
LADDER FROM LANDING TO WINDOW.  
ALL STEEL HOT DIP GALVANIZED.

£355-00



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL  
Tel 01548 810341  
e-mail [Yvonne@3waysringmore.fsnet](mailto:Yvonne@3waysringmore.fsnet)

Mr F R Reeve  
MSW Conservation  
PO Box 27  
Lifton  
Devon  
PL16 0YD

5 November 2000

Dear Mr Reeve

All Hallows Church, Ringmore

Thank you for your letter dated 30 October 2000 which summarises the quotation from Good Roofing of Ipplepen for repairs to the roof and rainwater disposal system. The quotation for repairs to the rainwater disposal system of £3459 is nearly three times the amount in the tender document of £1226 dated 24 May 2000 and I wondered if you could let me know why this is so please? I enclose a page from the schedule of works on which the tender is based and it would be appreciated if you could let me know of any additions or changes. Please would you also let me have an analysis of the preliminaries expenditure of £1762. Since the net cost exclusive of scaffolding and VAT is in excess of £2000, it will be necessary to seek a faculty for these repairs. I am concerned as to the further delay in implementing these essential repairs on the fabric of the church arising from consideration of the quotation and obtaining a faculty when I had been led to believe the quotation would be nearer to £2000.

Please would you also let me have your comments on the following points:

1. The physical state of the ladder which leads to the tower from the bell-ringing chamber and whether it is safe to use, needs repair or replacement and what would be a suitable alternative.
2. All Hallows Church does not appear to have a lightning conductor. Please would you advise if one should be installed and what the current guidance is on lightning conductors.
3. My e-mail to you of 16 September also requested a separate quotation from Good Roofing for the inspection of the rose window. Following our recent telephone conversation, I enclose correspondence from a conservator which refers to the



possibility of fragments of medieval wall paintings on all of the walls in All Hallows, and I should be grateful if you would advise how to proceed with the work needed on the west wall of the church in terms of conservation and eventually to make good the wall. In our conversation, you indicated the archaeological work would need to be done by specialists other than Good Roofing. In addition, the Reverend Canon Bob Campbell-Smith is referring the potential of the medieval wall paintings to the Archdeacon for comment and advice. Also enclosed is a recent letter from South Hams and an extract from a parish news letter in the 1880s when the wall paintings were first discovered by the then Rector FC Hingston Randolph.

I am copying this letter to the PCC fabric and standing committees and the Reverend Canon Bob Campbell-Smith

Yours sincerely

Yvonne Sheppard

Copy to:  
The Reverend Canon RC Campbell-Smith  
Michael Tagent  
Ted Curtis  
Jacqueline Patterson  
Andrew Ireland  
Drina Williams

**Ian Sheppard**

---

**From:** "Ian Sheppard" <Office@sheppards100.freemove.co.uk>  
**To:** "Fred\_Reeve" <Fred\_Reeve@msn.com>  
**Sent:** 01 November 2000 14:32  
**Subject:** Re: All Hallows Ringmore

Dear Mr Reeve

Thank you for the information. I am concerned the quotation for rectifying the rain disposal system has increased nearly three times since the original tender a few months ago. Is there a reason for the increase please?

In addition, since the net quotation exceeds £2000 we will have to seek a faculty which will build in a further delay.

I would appreciate your comments before our next PCC meeting on Monday 6 November.

Yours sincerely

Yvonne Sheppard

----- Original Message -----

**From:** "Fred\_Reeve" <Fred\_Reeve@msn.com>  
**To:** "Yvonne Sheppard" <Office@sheppards100.freemove.co.uk>  
**Sent:** Monday, October 30, 2000 1:58 PM  
**Subject:** All Hallows Ringmore

>  
> Mrs Sheppard  
>  
> Attached is a copy of letter which is in the mail. Hopefully it is clear.  
> Should you require further information do let me know.  
>  
> I trust you have not been greatly affected by the storms.  
>  
> Regards  
>  
>  
>  
> Fred Reeve  
>  
>

**Ian Sheppard**

---

**From:** "Fred\_Reeve" <Fred\_Reeve@msn.com>  
**To:** "Yvonne Sheppard" <Office@sheppards100.freeseve.co.uk>  
**Sent:** 30 October 2000 13:58  
**Attach:** Yvonne Shepherd 06 sending breakdown of quotation for roofing 30 10 2000.doc  
**Subject:** All Hallows Ringmore

Mrs Sheppard

Attached is a copy of letter which is in the mail. Hopefully it is clear.  
Should you require further information do let me know.

I trust you have not been greatly affected by the storms.

Regards

Fred Reeve



Richmond Surrey Branch  
22 George Street, Richmond, Surrey TW9 1JH

Date 18.9.2000

THE CHURCH  
OF ENGLAND

DIOCESE OF  
EXETER

MRS Y L SHEPPARD

Advisory Committee  
of Churches  
Janet Croysdale  
Secretary  
01392 272686 Ext. 225  
1 August 2000

Pay <u>Diocesan Advisory Committee</u>	Account Payee
<u>Five pounds only</u>	

£5.00

Y L Sheppard

National Westminster Bank Plc  
300600

Cheque No. Branch Sort Code Account No. Transaction Code

⑈00070⑈ 60⑈ 1731⑈ 03299236⑈02

No Sheppard

Dear Churchwarden

**DAY CONFERENCE FOR CHURCHWARDENS** and/or those in charge of church fabric  
**SATURDAY, 14 October 2000 at St Bartholomew Church Hall and Church, Devonport**

The Diocesan Advisory Committee warmly invites you to attend the above day, which begins at 1030 and finishes at 1600. Doors will open at 0945 for registration and coffee.

The programme for the day will include sessions on Faculty procedure; what your quinquennial inspector is looking for; issues raised by the Disability Discrimination Act; and revised Schedules A and B (work which does not require a Faculty – issued at the Archdeacon's Visitation this year). There will also be a bookstall with relevant publications for sale – so bring your cash/cheque book!

There will be an internal and external inspection of the church in the afternoon, so do come suitably prepared if the weather's wet.

It is the responsibility of the PCC to send its churchwardens and/or people concerned with the upkeep of the fabric for training, and it is therefore hoped that your PCC will meet the cost of the day (£5 per person). Coffee and tea will be provided, but please bring your own lunch.

I look forward to meeting you on 14 October, and to receiving the completed tear off slip below by 2 October, but do remember to keep this letter for the information contained in it and the map overleaf.

Yours sincerely

Janet Croysdale

Janet Croysdale  
Secretary

*In the interests of economy two copies are enclosed, and I would be grateful if you could pass one on to the other churchwarden or person in charge of fabric. Many thanks.*

Name YVONNE SHEPPARD Deanery WOODLEIGH  
(Block letters – as you would like it to appear on a name label on the day)

Parish RINGMORE

\* Delete as appropriate

I wish ~~am unable~~ to attend the DAC Conference at St Bartholomew, Devonport, on 14/10/00

I enclose a cheque for £5 made payable to the 'Diocesan Advisory Committee'

Please return by 2 October to Miss J Croysdale, DAC Secretary at the address below

**D A C   DAY   CONFERENCE : 14 October 2000**  
**St Bartholomew Devonport**

**CHURCHWARDENS AND THEIR CHURCHES**

1000	Registration and coffee	
1030	Opening prayers The role of the Diocesan Advisory Committee	Chairman Preb C Pidsley
	The Care of Churches & Ecclesiastical Jurisdiction Measure 1991 : Chancellor's & Archdeacon's Faculty Petitions	Archdeacon of Totnes / Acting A/D Plymouth, Richard Gilpin
	The process of obtaining Faculty authorisation (permission) to carry out work	Secretary Jan Croysdale
1115	The Church Inspector & the Quinquennial Inspection : What is your Inspector looking for?	Vice-Chairman Tony Good
	Questions and Discussion	
1200	Issues raised by The Disability Discrimination Act	Secretary
	Questions and Discussion	
1300	<b>Lunch</b> (drinks provided)	
	<i>(Bookstall available with Council for the Care of Churches publications)</i>	
1345	De Minimis (Schedules A & B) Procedure Log books / Church Property Registers	Archdeacon Chairman
1415	Prevention and repairs : Tour of church in small groups with Architect members of DAC and a churchwarden from Whitchurch	Tony Good Donald McDonald Richard Spackman
1515	What does your church say?	Chairman
1545	Any outstanding questions relating to the care of church fabric and furnishings	raising the funds!
1600	Depart	



## WHAT DOES THIS CHURCH BUILDING SAY?

As you tour the church here are a few questions to have in mind :

**Impression** : What words would you use to express your first impressions?

Noticeboards : What do they say?

Porch / Doors : Do you feel welcomed and invited inside?

If the church had not been open are hours of opening provided?

} NOT SEEN

Would a key have been available if locked?

Is disabled access needed / provided? NO

**Information** : Is it available re:-

- a) Times of worship
- b) activities of the congregation
- c) baptism, wedding, etc
- d) architecture and history of the building
- e) availability of clergy or local lay representative
- f) the Christian faith

**Presentation** : Are the building and its surroundings well cared for?

What evidence is there of

- a) spiritual life, prayer, etc
- b) missionary interest
- c) community involvement
- d) provision for all ages

**Imitation** : Is there one 'good idea' you would like to take back to your PCC for consideration?



**Ian Sheppard**

---

**From:** Ian Sheppard <Office@sheppards100.freemove.co.uk>  
**To:** <Fred\_Reeve@email.msn.com>  
**Cc:** <dmatten@care4free.net>  
**Sent:** 16 September 2000 16:03  
**Subject:** All Hallows - repairs

Dear Mr Reeve,

Following our telephone conversation two weeks ago, I confirm Ringmore PCC have confirmed they would like you to 'obtain a quotation from Good Roofing for the roof and rainwater system repairs and a separate quotation for inspecting the rose window and necessary action'. as quoted from the minutes of 4 September 2000, almost verbatim. Our next meeting is scheduled for Monday 2 October and it would be helpful if you could get back to me by then. Please also let me know if you would prefer this e-mail to be sent as a formal letter. I am also copying Derek Matten.

Yours sincerely

Yvonne Sheppard

SX 64 NE

RINGMORE

VILLAGE CENTRE

5/179

P. 1.67

Church of All Hallows  
(formerly listed as Church  
of All Saints)

11\*

Anglican parish church. Mainly late C13 or early C14, but some remains of Roman work. Rubble, some rendering to tower, slate roofs, terracotta ridge tiles. Nave, north transept, chancel with north chapel, tower south side of nave over porch. Square tower with half-height diagonal buttresses, projecting crenelated parapet on corbel table, small set-back octagonal stone spire. South front has plain pointed outer arch to barrel vaulted porch over richly modelled inner doorway. Lancet over outer door and to bell chamber; lancet on east side, mid height slits to 3 faces, slate sundial. To right is lean-to roof over stair projection; left and right in nave a 2-light plate tracery window with quatrefoil under drip; diagonal buttress to west, angle buttress to east. Chancel has similar 2-light plate, but with sexfoil, and large triple lancet with drip over plate tympanum. Simple chamfered priest's door. East end has triple lancet the same; angle buttresses. North side has attached chapel, lancet to east, lancet and square-headed doorway, heavy buttress at west end. North transept has two Norman lights to the east, and two single offset buttresses, not at corner. North side has 3 stepped lancets under a relieving arch, some evidence of small opening above. Heavy offset plinth. West side windowless, but 3 heavy buttresses. North side of nave has two 2-light C19 windows with quatrefoils, and west end has a sexfoil light set high; no doorway. Interior: plastered walls, slate and tiel floor, barrel vault roof, formerly plastered, high door to tower stair. Plain chancel arch with C19 painting above, and plain arch to north transept which includes a 2-light opening in the arch; roof as nave, but lower, opening to east chapel, up 2 steps. Chancel has barrel roof, tiled floor, chamfered rere-arches; the east window has hexagonal C13 style colonnettes. Wood grille to north chapel. Cusped piscina with credence shelf. Chancel roof 1915 in memory of P C and M J Kingston-Randolph. (Pevsner N: South Devon, 1952).

The above is the original of the "listing" of our church. The official date when it was listed is 1.1.67; You will see that it was based entirely on Pevsner's report in "South Devon" 1952.

We have now been able to get English Heritage to agree that "Roman" at the end of the first line is a typist's error and is to be read Norman; but it is possible that "Anglo-Norman" would be a more correct description. (Professor Stanton tells me that he could not say which side of 1066).

I am now asking English Heritage - who are responsible for the grading - if this amendment and Pevsner's mistake in his reference to the chancel arch as with "C 19 painting above" now that we know that close examination has dated the painting C13, might qualify the grading as I (instead of II\*).

*On evidence - though I am not sure of the grading*  
*entirely to list*

Stagwell  
Roden  
11

## MESSAGE CONFIRMATION

01/09/00 14:57

FAX NO.: 01752 221742

ID: SHEPPARDS ACCOUNTANT

## RECEIVE RESULT

DATE	TIME	FILE NO.	PAGES	DURATION	DISTANT STATION ID	RESULT
01/09	14:57	090	001/001	00' 56''		9600, OK



### ***ALL HALLOWS, RINGMORE, CHURCH REPAIRS***

**The PCC are making plans in consultation with the architect to restore and preserve the ancient church of All Hallows in Ringmore. Although there is no obvious visual damage inside except where the west wall containing the rose window is badly stained, the PCC have been advised to take action now to prevent any further deterioration of the building. The Church quinquennial inspection in September 1999 identified a series of major repairs required to the fabric of the Church, which relate to water penetration problems as a result of the Church's exposed position in the village. Extracts from the quinquennial inspection report are on display in the church.**

**The repairs required are to the roof and rain disposal system, inspection and renovation of the west wall which includes the rose window, repairs to cracks and holes in masonry and around the windows, dealing with suspected beetle infestation and general re-pointing of the whole building. These repairs will require scaffolding to be erected both inside and outside the Church and are extremely labour intensive in nature requiring 20 to 30 workmen over a period of about 18 weeks. In addition, because of the historic nature of the building, it is essential to use correct materials which are likely to be expensive and in the case of lime-based mortar also difficult and consequently expensive to handle.**

**The PCC have accepted these repairs are necessary but does not have funds to finance all the repairs, for which the total cost including VAT and the Architects fees could be £100,000. The most urgent repairs such as repairing the roof and rain disposal system will be done first with other items delayed until sufficient funds are available, for which the PCC are considering plans for fund raising. The most important criteria at present is to prevent water penetrating the Church building until funds can be obtained to make good the whole building.**

**Yvonne Sheppard  
Church Warden**

## ***ALL HALLOWS, RINGMORE, CHURCH REPAIRS***

The Church quinquennial inspection in September 1999 identified a series of major repairs required to the fabric of the Church, which mainly relate to water penetration problems as a result of the Church's exposed position in the village. The repairs required are to the roof and rain disposal system, inspection and renovation of the west wall which includes the rose window, repairs to cracks and holes in masonry and around the windows, dealing with suspected beetle infestation and general re-pointing of the whole building. These repairs will require scaffolding to be erected both inside and outside the Church and are extremely labour intensive in nature requiring 20 to 30 workmen over a period of about 18 weeks. In addition, because of the historic nature of the building, it is essential to use correct materials which are likely to be expensive and in the case of lime-based mortar also difficult and consequently expensive to handle. The PCC have accepted these repairs are necessary but do not at present have sufficient funds to finance the repairs immediately. The final cost of the repairs including VAT and the Architects fees are likely to be in the region of £100,000. It is likely that the most urgent repairs such as repairing the roof and rain disposal system will be done first with other items being delayed until sufficient funds are available. The most important criteria at present is to prevent water penetrating the Church building until funds can be obtained to make the whole building watertight. Your generous support for these repairs is appreciated.

**Yvonne Sheppard  
Church Warden**

Wed an

Yvonne - In response to your  
telephone call last night.

I have never heard of a  
dead covering a burial plot.

Plots are not owned in a  
Churchyard by individuals -  
the yard is in the ownership of  
the Church (and memorial stones  
erected have to conform to diocesan  
requirements - does Marion realise  
this?)

~~I~~ I do <sup>not</sup> understand her request  
any more than you do!

Jacqueline



. Simon Day  
AM.

Page 38 Task in 99. 01801 813800

Remove all gutters  
60 linear meter downpipes  
60 meter gutters  
repair  
refit gutters  
refit downpipes.

Priel on basis of scaffolding.

Meet with scaffold riggers on site.  
Platform - 2mm.

- £1200.00.

+ scaffolding - £800 - £1000.

- 1). -  
2). -
- Ans. of  
TSI fee.  
X.

01744  $\Delta \Delta \Delta$   
743 077.  $\Delta \Delta \Delta$



- Submit M&A term
- over flow already.
- AI and Architect to privatise water
- figs. OK
- split contract in two. phases.
- deal with work in phases.
- damage to property
- look what backs - specialist report



- 1996 term, backs
- MTS.
- 



any experience consent  
with  
Roger + Patey - Kingsbridge  
Dorset. developments.

- 18 weeks.

- TSI. M&A rule of fees at this stage can submit
- Something get omitted + some added
- some previous amounts
- interim a/c for printing etc.
- fee for advance work by notional fee

at three stage or whatever.

for her sister Kingsbridge first time  
to meet P&L member. - fees  
Cathedral Commission. - Grants for  
Bulky Commission.



EN  
- 2 years

Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Friday, 25 August 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

**All Hallows Church, Ringmore**

I acknowledge, with thanks, receipt of the Parochial Church Council's cheque in the amount of £ 2,850.00 received on 21<sup>st</sup> August 2000.

Mr Tangents letter indicates presenting the cheque to the bank will constitute an acceptance of the conditions indicated in his letter. Accordingly I confirm the comments of the treasurer are noted, inasmuch as the comment made in our earlier invoice regarding the project being 'abandoned' is not correct.

The treasurer's interpretation of our entitlement to fees at this stage is correct. I reaffirm the amount of fees now owed is 75% of the total fee calculated on the amount of tender ( $12.5\% \times £77,715.85$ ) i.e. £9,714.48. Our recent invoice makes an interim request for the amount of £2,850.00. I also reaffirm the invoice has now been paid as indicated above.

Mr Tangent also requested a copy of the Royal Institute of British Architects conditions of appointment relating to our own appointment as your professional advisor regarding the work to the church. Accordingly I enclose two copies of these conditions for your use.

I trust I have interpreted the instructions of the Parochial Church Council correctly. If you require any additional information or wish to raise any queries, please let me know.

Yours sincerely



F R Reeve  
Partner

PO BOX 27  
LIFTON  
DEVON  
PL16 0YD

Tel:  
01566 784 905

Fax:  
01566 784 906

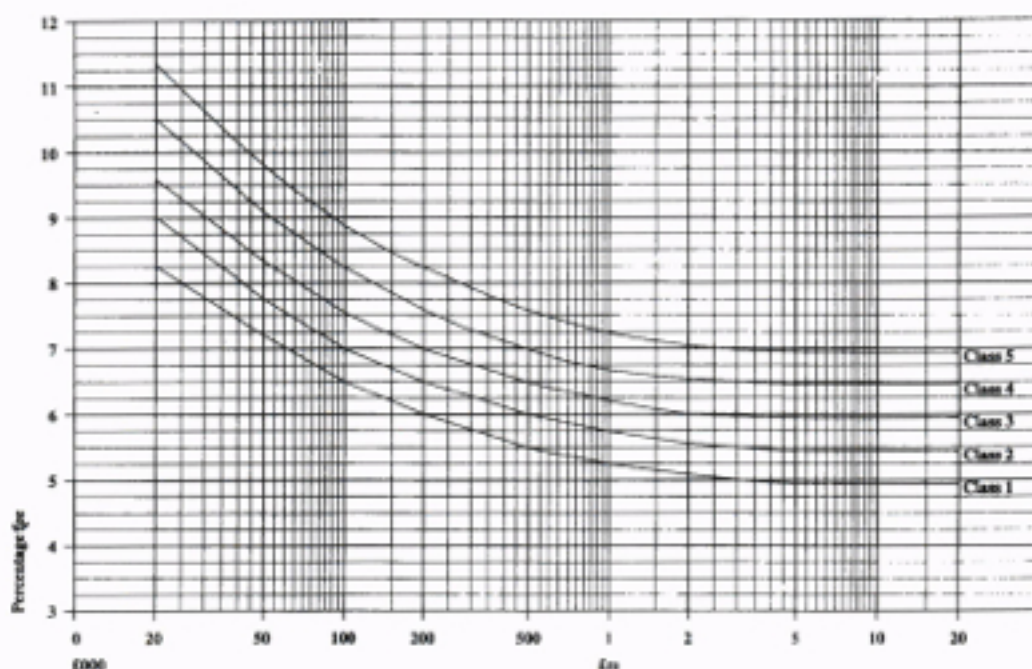




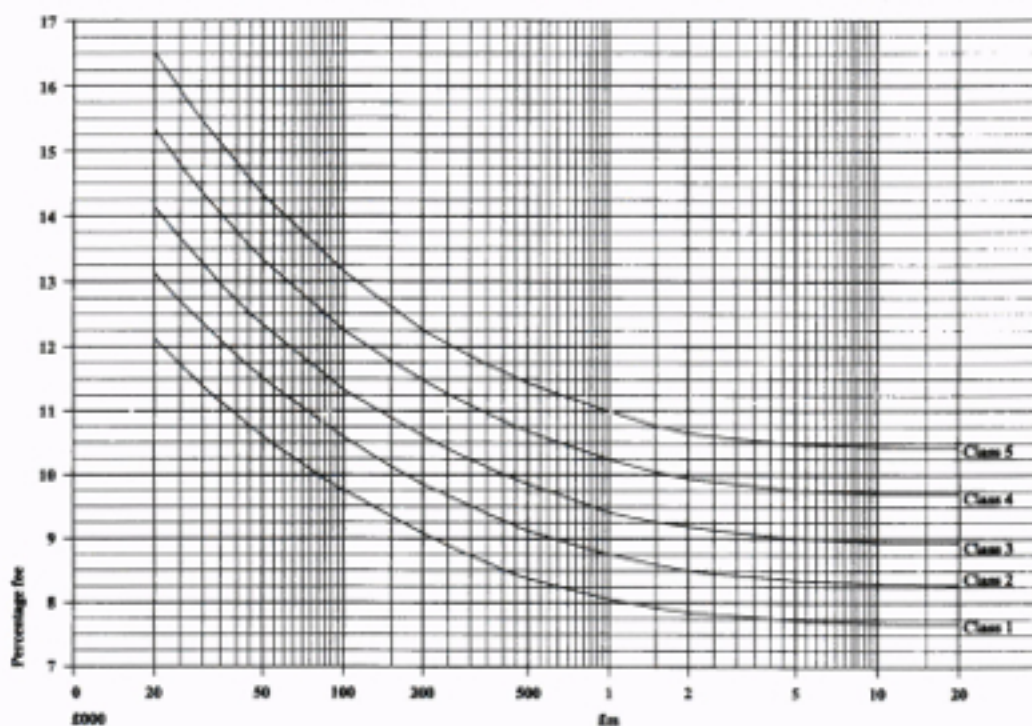
# Guidance for Clients on Fees

*Indicative percentage fee scales for architects' services*

## Indicative percentage fee scales: New works



## Indicative percentage fee scales: Works to existing buildings



## Classification of Building Types

Type	Class 1	Class 2	Class 3	Class 4	Class 5
<b>Industrial</b>	<ul style="list-style-type: none"> <li>Storage sheds</li> </ul>	<ul style="list-style-type: none"> <li>Speculative factories and warehouses</li> <li>Assembly and machine workshops</li> <li>Transport garages</li> </ul>	<ul style="list-style-type: none"> <li>Purpose-built factories and warehouses</li> </ul>		
<b>Agricultural</b>	<ul style="list-style-type: none"> <li>Barns and sheds</li> </ul>	<ul style="list-style-type: none"> <li>Stables</li> </ul>	<ul style="list-style-type: none"> <li>Animal breeding units</li> </ul>		
<b>Commercial</b>	<ul style="list-style-type: none"> <li>Speculative shops</li> <li>Surface car parks</li> </ul>	<ul style="list-style-type: none"> <li>Multi-storey and underground car parks</li> </ul>	<ul style="list-style-type: none"> <li>Supermarkets</li> <li>Banks</li> <li>Purpose-built shops</li> <li>Office developments</li> <li>Retail warehouses</li> <li>Garages/showrooms</li> </ul>	<ul style="list-style-type: none"> <li>Department stores</li> <li>Shopping centres</li> <li>Food processing units</li> <li>Breweries</li> <li>Telecommunications and computer buildings</li> <li>Restaurants</li> <li>Public houses</li> </ul>	<ul style="list-style-type: none"> <li>High risk research and production buildings</li> <li>Research and development labs</li> <li>Radio, TV and recording studios</li> </ul>
<b>Community</b>		<ul style="list-style-type: none"> <li>Community halls</li> </ul>	<ul style="list-style-type: none"> <li>Community centres</li> <li>Branch libraries</li> <li>Ambulance and fire stations</li> <li>Bus stations</li> <li>Railway stations</li> <li>Airports</li> <li>Police stations</li> <li>Prisons</li> <li>Postal buildings</li> <li>Broadcasting</li> </ul>	<ul style="list-style-type: none"> <li>Civic centres</li> <li>Churches and crematoria</li> <li>Specialist libraries</li> <li>Museums and art galleries</li> <li>Magistrates/County Courts</li> </ul>	<ul style="list-style-type: none"> <li>Theatres</li> <li>Opera houses</li> <li>Concert halls</li> <li>Cinemas</li> <li>Crown Courts</li> </ul>
<b>Residential</b>		<ul style="list-style-type: none"> <li>Dormitory hostels</li> </ul>	<ul style="list-style-type: none"> <li>Estates housing and flats</li> <li>Barracks</li> <li>Sheltered housing</li> <li>Housing for single people</li> <li>Student housing</li> </ul>	<ul style="list-style-type: none"> <li>Parsonages/manse</li> <li>Apartment blocks</li> <li>Hotels</li> <li>Housing for the handicapped</li> <li>Housing for the frail elderly</li> </ul>	<ul style="list-style-type: none"> <li>Houses and flats for individual clients</li> </ul>
<b>Education</b>			<ul style="list-style-type: none"> <li>Primary/nursery/first schools</li> </ul>	<ul style="list-style-type: none"> <li>Other schools including middle and secondary</li> <li>University complexes</li> </ul>	<ul style="list-style-type: none"> <li>University laboratories</li> </ul>
<b>Recreation</b>			<ul style="list-style-type: none"> <li>Sports halls</li> <li>Squash courts</li> </ul>	<ul style="list-style-type: none"> <li>Swimming pools</li> <li>Leisure complexes</li> </ul>	<ul style="list-style-type: none"> <li>Leisure pools</li> <li>Specialised complexes</li> </ul>
<b>Medical/Social services</b>			<ul style="list-style-type: none"> <li>Clinics</li> </ul>	<ul style="list-style-type: none"> <li>Health Centres</li> <li>General hospitals</li> <li>Nursing homes</li> <li>Surgeries</li> </ul>	<ul style="list-style-type: none"> <li>Teaching hospitals</li> <li>Hospital laboratories</li> <li>Dental surgeries</li> </ul>

### Payment of fees

The normal arrangement is for clients to pay architects' fees by instalments on a monthly basis. The certainty of this arrangement is usually welcomed, since payments can be budgeted over a period. Alternatively, fees may be paid in the completion of work stages. Where this arrangement is agreed, the following apportionment might be appropriate:

Work Stage	Proportion of Fee %
C Outline Proposal	10-15
D Scheme Design	15-20
E Detail Design	20
FG Production Information	20
HJKL Tendering, Planning and Operations on Site	25-35

This example illustrates a flexible fee instalment programme for architects' basic services assuming an appointment to cover all work stages.

The work stages relate to the RIBA's Plan of Work. Stages AB Inception and feasibility are normally carried out on a time-charged basis and are therefore not included in the example.

Where applicable, VAT will be charged on the architect's fees and expenses, at the appropriate current rate and subject to the usual statutory criteria, at the time of invoicing.

Engaging an Architect: Guidance for Clients on Fees provides helpful and constructive guidance for clients and is available at RIBA Bookshops or by mail order from RIBA Publications (Tel: 0171-251 0791, Fax: 0171-608 2375).



SX 64 NE

RINGMORE

VILLAGE CENTRE

5/179

Church of All Hallows  
(formerly listed as Church  
of All Saints)

26.1.67

II\*

Anglican parish church. Mainly late C13 or early C14, but some remains of roman work. Rubble, some rendering to tower, slate roofs, terracotta ridge tiles. Nave, north transept, chancel with north chapel, tower south side of nave over porch. Square tower with half-height diagonal buttresses, projecting crenelated parapet on corbel table, small set-back octagonal stone spire. South front has plain pointed outer arch to barrel vaulted porch over richly modelled inner doorway. Lancet over outer door and to bell chamber; lancet on east side, mid height slits to 3 faces, slate sundial. To right is lean-to roof over stair projection; left and right in nave a 2-light plate tracery window with quatrefoil under drip; diagonal buttress to west, angle buttress to east. Chancel has similar 2-light plate, but with sexfoil, and large triple lancet with drip over plate tympanum. Simple chamfered priest's door. East end has triple lancet the same; angle buttresses. North side has attached chapel, lancet to east, lancet and square-headed doorway, heavy buttress at west end. North transept has two Norman lights to the east, and two single offset buttresses, not at corner. North side has 3 stepped lancets under a relieving arch, some evidence of small opening above. Heavy offset plinth. West side windowless, but 3 heavy buttresses. North side of nave has two 2-light C19 windows with quatrefoils, and west end has a sexfoil light set high; no doorway. Interior: plastered walls, slate and tiel floor, barrel vault roof, formerly plastered, high door to tower stair. Plain chancel arch with C19 painting above, and plain arch to north transept which includes a 2-light opening in the arch; roof as nave, but lower, opening to east chapel, up 2 steps. Chancel has barrel roof, tiled floor, chamfered rere-arches; the east window has hexagonal C13 style colonnettes. Wood grille to north chapel. Cusped piscina with credence shelf. Chancel roof 1915 in memory of F C and M J Hingeston-Randolph. (Pevsner N: South Devon, 1952).

the above is the original of the "listing" of our church. The official date when it was listed is 26.1.67; You will see that it was based entirely on Pevsner's report in "South Devon" 1952.

We have now been able to get English Heritage to agree that "roman" at the end of the first line is a typist's error and is to be read "Norman" but it is possible that "Anglo-Norman" would be a more correct description. (Professor Swanton told me that he could not say which side of 1066).

I am now asking English Heritage - who are responsible for the grading - if this amendment and Pevsner's mistake in his reference to the chancel arch as with "C 19 painting above" now that we know that close examination has dated the painting C14-15, might qualify the grading as I (instead of II\*).

*In second or more - thoughts, I have left the upgrading entirely to E.H.*

*Copy J. ...*

*R.D.*



ALL HALLOWS CHURCH, RINGMORE

As decided at the PCC Meeting of the 7th August 2000 a Meeting was held with Mr Reeve and the Standing Committee on Wednesday 23rd August 2000 at 10am at the Church.

Present Mr Reeve, Rev. Matten, Mrs Sheppard, Mr Curtis, Mrs Patterson,  
Mr Tagent and Mrs Williams

Apologies for Absence - Mr Ireland

Mr Reeve took us round the outside of the Church pointing out in detail the damage to the building which was in urgent need of being made good in order to keep out the weather with its damaging salt and acid content so that the stone would not become waterlogged and so affect the interior. Roof slates are missing and need to be replaced. It is evident that cracks in the walls need to be filled and parts remortared where erosion has taken place. There are drill holes and other openings in the tower particularly vulnerable on the West side. The rose window, again on the West, has a grille and plastic seal which need to be removed to allow inspection to find the fault causing staining inside down the wall. Guttering and pipes need checking for effectiveness and made good where necessary and any vegetation on or against the building removed. Rusting metal bars across a cracked vestry window need replacement bronze bars and worn grilles replaced. Buttresses need repair.

Reminded of these detailed needs the meeting adjourned to the home of Mrs Sheppard for refreshment and discussion as to how and when the work should be tackled. Mr Tagent queried the idea of doing approx £10,000 - £12,000 work now and then duplicating the cost to an extent when the main contract was tackled later -- it did not seem cost effective. He suggested the most urgent work to be tackled immediately should be items 1 & 2, Page 22 of the Quinquennial Report, that is -- essential repairs to the roof and rainwater goods.

Any work over £2,000 requires a Diocesan faculty which would normally take about 4 months to be obtained, also we cannot expect money from English Heritage until 2002. It was therefore thought practical to undertake items 1 & 2 up to £2,000 as soon as possible. Mr Reeve would obtain a quotation from Good Roofing immediately. A faculty for the rest of the works, within the main quote of £75,000 would be applied for directly and when this is available urgent work would proceed as funds permit. In addition, the builder's quotation is subject to VAT, also architect's fees must be added, so that the final figure required is more likely to be around £100,000. Fundraising plans need to be made.

Mr Reeve, when asked for his view on the recommended plan, wanted to stress that he considered all repairs to the cracks urgent and we should not delay on the rose window inspection and necessary action.

In order to keep the village informed Mrs Sheppard is to insert an article in the September Newsletter similar to the entry in the Gazette.

Note.

Mrs Sheppard had spoken to Mr Ireland in his professional capacity, about the repairs, as he could not get to the meeting. He considered the repairs to the roof and rain disposal system should be treated as urgent and inspection of the rose window very urgent since there was a danger of the wall bowing where water is seeping into the plaster on that wall. The remedial works to cracks in masonry, making good holes in windows dressing, tower and stonework to windows are urgent and should be undertaken on a case by case basis to prevent water entering into the building, as funds permit. The beetle infestation report could be undertaken now whilst the beetles are reasonable active -- or in the Spring.

Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Friday, 21 July 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

**All Hallows Church, Ringmore**

Our work on your project has reached a stage at which an account in respect of professional fees may be submitted. Accordingly I enclose our fee account for the above project in respect of the work undertaken in obtaining tenders for the remedial works required, which, we trust meets with your approval.

If you require any additional information or wish to raise any queries, please let me know.

Yours sincerely



**F R Reeve**  
Partner

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PL16 0YD

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01566 784 905

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01566 784 906



Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Wednesday, 19 July 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

## All Hallows Church, Ringmore

Further to your letter dated 30<sup>th</sup> June 2000 enclosing a copy of the minutes of our meeting. Firstly, may I clarify one issue? The minutes indicate I suggested the Parochial Church Council withhold the Parochial Share. Whilst our discussions were of necessity, wide-ranging, I do not believe I recommended withholding the Parochial Share. I am aware this happens with some Parishes in an effort to manage their cash flow when major expenditure has been involved but clearly any decision regarding such matters is not to be taken lightly.

Turning now to the suggestions made by English Heritage, and a comment you made during our telephone conversation. Given the now established financial position of the Parochial Church Council's funds; It may be preferable to break the project up into several sections. I think you will find English Heritage, as and when they provide any assistance with the funding of the project, will require up to date competitive tenders.

Accordingly, on reflection my thoughts are as follows:

1. Use the amounts contained in the tender as a basis for application for grants and fund raising.
2. Undertake the work identified in the Quinquennial Inspection as urgent and which can be afforded at this time.
3. Develop a plan over the next say, two years to undertake the bulk of the remainder of the work, coupled with support funding from English Heritage and other organizations who are able to help. Incidentally English Heritage, probably due to the great demands on their funds, may prefer to top-up the funding as opposed to becoming the lead contributor. We can discuss the implications of this in due course.

If the work undertaken comprises:

4. Minimum Repairs to roof.
5. Remedial work and repairs to rainwater disposal system.

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6. Remedial work to cracks in masonry and around windows and door openings. *y*
7. Making good holes in windows dressing and masonry to tower. *- W window?*
8. Repairs to stonework to windows. *care by care*
9. Inspection of rose window. *y - A says urgent*
10. Obtain report and assessment of beetle infestation to timberwork. *N*

Estimated costs for the above would be £10,000 to £12,000 plus VAT and professional fees.

I cannot recall the amount the Parochial Church Council has at its disposal. Maybe you would care to comment? As I suspect you will be aware, Devon Historic Churches Trust may be able to give up to £1000. The Diocese may be able to help with grants and a loan.

In the matter of fees for work undertaken thus far I will prepare an account based on the notion that the project for which tenders were obtained, has been abandoned. I trust you will find this acceptable. For your information I enclose a copy of my letter to Mrs J Patterson setting out our normal fee charges.

Should you require any clarification or additional information please let me know.

Yours sincerely



**F R Reeve**  
Partner

Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Friday, 10 September 1999

Mrs J Patterson  
Walnut Tree Cottage  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Patterson

**All Hallows Church, Ringmore**

Thank you for your letter dated 2<sup>nd</sup> September 1999, which arrived here on Monday. Firstly I must apologise for the delay in my reply. Between the Royal Mail and myself it must seem like an eternity!

I have great pleasure in accepting the appointment of the Parochial Church Council.

Your comments have been noted. I would like to visit All Hallows on one of the following dates; Thursday 16<sup>th</sup> September, Wednesday, Thursday or Friday of the week commencing 20<sup>th</sup> September or Wednesday, Thursday or Friday of the week commencing 27<sup>th</sup> September.

I suggest I come down for an initial inspection for the report. At this time we can make a preliminary assessment of the possible extent of any beetle attack. Following this, an appointment with Protim can be made. It is at this point that we will need to consider the scaffolding implications.

I am grateful for the copy of the report from Alpha Preservation.

As you suggest we can examine the ladder to the bell turret at the time of my visit and consider the next step.

In the matter of fees, I indicated at our exploratory meeting, I would formally confirm the amount fees to you. Our charges would normally be based upon the guidance given in the RIBA Architects Appointment and of course to take into account any recommendation by English Heritage.

The charge made in respect of a Quinquennial Inspection is as recommended by the Diocesan Advisory Committee. At present the fee in for the inspection of your Church together with the preparation of the Quinquennial Report is £250.00.

The costs of prints and photocopies, postage and telephone charges, travelling expenses and out of pocket expenses are usually charged in addition to the percentage and other fees. With reference to the Quinquennial Inspection these costs with need to be reimbursed.

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However, I am pleased to confirm that in all other instances, no additional charge will be made in respect of these items.

Any work carried out on a time charge basis would normally be at the rate of £40.00 per hour.

Measuring where required would be charged in addition to the percentage fee.

I trust this is acceptable to you at this time.

I will continue to attempt to contact by telephone to ascertain which of the suggested dates may be acceptable to you.

Yours sincerely



**F R Reeve**  
Partner



Sub - with low/repaying  
 get work -  
 Specification - a lot of work  
 detail + thought  
 apply in two ways

Architect fees - next week  
 are assessed when we have the  
 (3) interregnum  
 must Jean -  
 Woolley - for Oct  
 non Owen -  
 100,000  
 Pak -  
 Comm. Up

75% of works ABA rule  
 One too fast  
 Employee of PC

Source of funds  
 Table 2 - not Grade 2 star  
 7 Oct 99  
 upgraded - not Org Heritage  
 Archdeacon's first -  
 - an error in detail not listing

Sch. B -  
 - Clarify with Org. Heritage

Landfill tax

Archdeacon  
 Devon Historic Church  
 Historic Church. Present.

- ...  
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40/50 ...  
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Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL  
01548 810341

Mr F R Reeve  
PO Box 27  
Lifton  
Devon  
PL16 0YD

30 June 2000

Dear Mr Reeve

All Hallows, Ringmore

Thank you very much for attending our meeting on Monday to discuss the repairs to the Church. The meeting has provided us with more detail as to the nature of repairs needed which has been difficult to glean from the reports. I enclose a draft note of our meeting and a note of my subsequent telephone conversation with English Heritage and yourself. As agreed, it would be helpful if you could schedule the priorities for repairs needed immediately to avoid further deterioration of the building, with an estimate of the approximate costs involved, as in the attached extract from the Quinquennial inspection. English Heritage will only give funds for repairs needed urgently - say in two to three years - and I should be grateful if you would confirm the other works fall within this category. At this moment, the PCC has only limited funds available and I assume it is not possible to accept the whole tender until funds have been raised over the next two years. I would be grateful for your advice on this point please.

Yours sincerely

Yvonne Sheppard  
Church Warden



**Challaborough Cottage**  
**Ringmore, Kingsbridge, Devon TQ7 4HW**  
**Telephone/fax: 01548 810520**  
**e-mail: met@cix.co.uk**

Mrs Yvonne Sheppard,  
Three Ways,  
Ringmore.

June 30, 2000

Dear Yvonne,

Many thanks for the draft notes of the meeting with Mr Reeve. I have the following points which you may (or may not!) wish to incorporate into the finally-circulated copy.

1. Second paragraph. I suggest the fourth sentence reads: "Pointing is poor in many areas and patching up odd spots would not be cost-effective. It would still necessitate scaffolding, and would leave the main work still undone".
2. Mr Reeve said that the sponginess of the tower indicated trouble, but precisely what could not be ascertained until the covering was taken off. I suggested therefore deleting the words "with beetle".
3. Fourth paragraph. Mr Reeve said that nothing was in danger of falling down. If no work was done, the church would be quite useable for the next 3-4 years; decay would continue and costs would increase, but there was plenty of time to raise funds.
4. Mr Reeve agreed that work could be done in two phases, with the tower forming a later phase if necessary. If work is split in this way, the phases (based on the spreadsheet) would cost £58,000 for non-tower work and £40,000 for the tower. These figures include Mr Reeves' fees and VAT.
5. I don't think anyone suggested raising £70,000, and I do not recall such a figure being mentioned. We all said that our target would be £100,000 for the complete works, but felt that the first phase could be done as soon as funds permitted, rather than do nothing until all the whole £100,00 had been raised.
6. Is it wise to incur further costs from Mr Reeve in identifying "very urgent" work when the PCC have not approved approaching English Heritage? If Mr Reeve is right about the conditions imposed by English Heritage, I for one will strongly oppose having anything to do with them! In any event, I do not think we should go any further before the PCC have been made fully aware of the situation and have given their approval.

I hope the above is of help, but bin it in the usual way if it is not!

Regards,

*Yvonne*  
*Amabel*

All Hallows, Ringmore – meeting with Mr F Reeve, Architect on 26 June 2000, 9.30am-11am  
Present – Jacqueline Patterson, Yvonne Sheppard, Michael Tagent, Ted Curtis, Andrew Ireland

Michael Tagent asked Mr Reeve if he would relate the Quinquennial Inspection report to the Specification and the builders tenders.

Mr Reeve explained that water was getting in to the Church through the roof, windows and masonry. There is a crack by the vestry door and holes in the building and masonry. The rain water disposal system is not effective and a very serious problem. Pointing is poor in many areas and it was necessary to re-point all of the wall not just patches. Allowing moisture into the building was providing conditions for wood boring beetle to thrive and more infestation would follow. There is an urgent need to arrest moisture penetration. In the past incorrect materials have been used such as cement mortar for pointing and cement based rendering inside the building. The beetle and worm infestation can be treated but water penetration will reactivate the problem unless arrested. The tower roof is in a particularly poor condition and the roof timbers are spongy with beetle. The priority is to deal with moisture penetration in the whole building and protect the rose window which is covered temporarily with perspex. The west wall exhibits particular problems of water penetration where the internal cement mortar has blown and the true problem will only be revealed when the plaster is removed.

Michael suggested phasing the work required so that less funds need be raised before work could be started.

Mr Reeve explained that a phased approach would increase the overall cost of the project by up to a third for initial overheads and scaffolding costs. Some initial work on removing vegetation and rainwater goods may be feasible but at the same time scaffolding would be required for such work and it would also be sensible to do repointing at the top of the wall – this work would not seem to be cost effective in the long run. Mr Reeve suggested the Church building should not decay much more over the next three to four years during which funds could be raised for the repairs and the work done at one stage. The only major item which could be treated separately is the Tower which would enable a phase of £30000+ and £70000+ - but note the tower is most severely affected and should be a priority. Yvonne suggested that if we are to raise £70000, the target may as well be £100,000 to complete all the works.

It was agreed to accept Mr Reeve's advice as to selection of the contractor and Mr Reeve will inform JDC and Nimbus their tenders are unsuccessful and indicate to Good Roofing that their tender is being considered subject to obtaining sufficient funds. It was suggested by Mr Reeve the Parish could withhold its Parish share to put towards repairs and the PCC should consider grants available from English Heritage, the Diocese and the Landfill Tax Credit scheme.

Yvonne Sheppard 27 June 2000



NOTES OF TELEPHONE CONVERSATIONS – 28 JUNE 2000  
ALL HALLOWS RINGMORE – REPAIRS

I have received the English Heritage grant application form from the Archdeacon which states the deadline for receipt by them of a grant application for a 2\* listed Church as 30 June 2000 for a decision by 31 December 2000. The next round of applications starts in April 2001 for submission in June and a decision by December. I have spoken to Guy Braithwaite at English Heritage who suggested our Architect schedule the urgent work needed now, that needed in two years and that needed in the quinquennium. English Heritage will not give grants for repair work in this round which can wait five years. Guy Braithwaite suggested carrying out urgent work to the rain disposal system, roof and re-pointing around windows to prevent existing problems in these critical areas worsening and make an application for a grant in 2001 when the general moisture and re-pointing work is 'urgent'.

I have since spoken to Fred Reeve and he has agreed to schedule the very urgent works now so that the value can be quantified with a view to Good Roofing carrying out these repairs with funds now available, subject to agreement by the PCC. In addition Mr Reeve will let us have his invoice for his services to date which will not be 12.5% of the total contract but relate to work done since the quinquennial survey, writing the specification, meeting the PCC and obtaining the builders tenders.

Yvonne Sheppard  
28 June 2000



Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Monday, 12 June 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

**All Hallows Church, Ringmore**

Further to our telephone conversation I enclose three copies of the  
breakdown of tender prices.

If I may comment:

There are always minor variations in individual prices, often  
dependant on how a given contractor prepares his or her  
estimate. I would suggest the Parochial Church Council considers  
the overall costs of the sections of work e.g. *Tower faces, Lady  
Chapel Wall, west end wall, etc.* These totals are indicated in  
italics on the enclosed spreadsheet analysis.

Hopefully it is reasonably clear.

Should you require any clarification or additional information please  
let me know.

Yours sincerely



**F R Reeve**  
Partner

PO BOX 27  
LIFTON  
DEVON  
PL16 0YD

Tel:  
01566 784 905

Fax:  
01566 784 906

Anthony E. Good M.Sc. (Conservation) Dip. Arch. RIBA, RIAS  
Chartered Architect

Frederick R. Reeve FRICS ACI Arb.  
Chartered Surveyor

Wednesday, 07 June 2000

The Parochial Church Council of the Church of All Hallows  
C/o Mrs Yvonne Sheppard  
'Three ways'  
Ringmore  
Nr. Kingsbridge  
Devon TQ7 4HL

Dear Mrs Sheppard

**All Hallows Church, Ringmore**

As you will be aware tenders were received and opened Friday 19<sup>th</sup>  
May 2000. I attach a copy of the schedule of the tenders received.

Indicated below is a commentary on the tenders that have been  
received and which have now been arithmetically checked and  
analysed.

**Nimbus Conservation.**

The tender from Nimbus amounted to £89,195.30. There  
were no arithmetical errors contained in the tender.

This contractor has provided first class information relating  
to the specification clauses together with supplementary  
information indicating their efforts to comply with the  
requirements of the Construction Design & Management  
Regulations.

The tender has been carefully and competitively priced. This  
tender is not the most competitive received and as  
consequence is not recommended for acceptance.

**J D C Builders Limited**

The tender from JDC Builders Ltd. amounted to £77068.03.

The tender has generally been carefully and competitively  
priced. We would express concerns over two issues. Firstly  
the price included for scaffolding is extremely low. Compared  
with the other companies submitting a tender JDC's price for  
scaffolding approximates to 3/7<sup>th</sup> of the amount allowed by  
the other contractors. This is a very important area of  
construction work with especial concerns in respect of health  
and safety issues. Consequently very low pricing gives cause  
for concern.

The counter implication of one large price item being priced  
at such a low level is that the pricing of other clauses is  
correspondingly higher than other competitors.

The tender from JDC builders is not recommended for

PO BOX 27  
LIFTON  
DEVON  
PL16 0YD

Tel:  
01566 784 905

Fax:  
01566 784 906

acceptance.

#### **Good Roofing at Ipplepen**

The tender from Good Roofing amounted to £77,715.85.

There were a number of arithmetical errors contained within the tender document. The effect of these errors is to reduce the amount of the tender to £75,233.45. Apart from the casting errors the rest of the tender document has been competitively and consistently priced.

This contractor has provided excellent information relating to the specification clauses together with supplementary information indicating their efforts to comply with the requirements of the Construction Design & Management Regulations

It is recommended that Good Roofing at Ipplepen is awarded the Contract for undertaking the works described within the specification documentation.

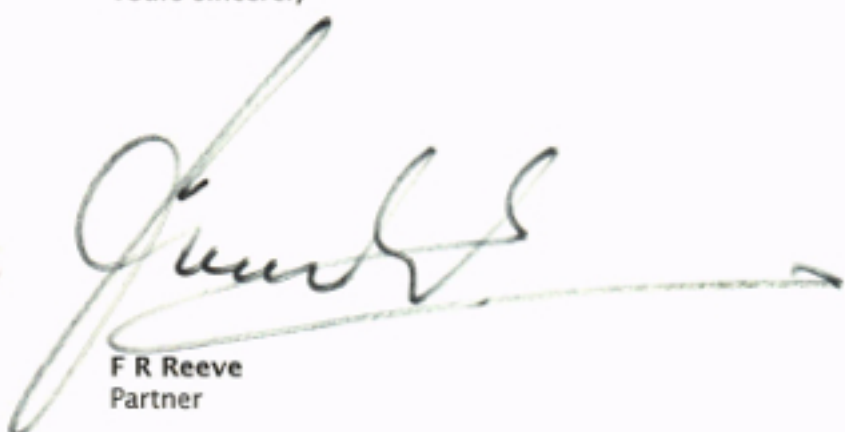
#### **A M King & Sons**

An invitation to tender together with the necessary documentation was sent to A M King & Sons. This contractor declined to offer a tender on the ground of a heavy workload.

When you have had an opportunity of considering this matter would you please confirm to us which contractor, if any, is to be appointed.

Should you require any clarification or additional information please let me know.

Yours sincerely



**F R Reeve**  
Partner



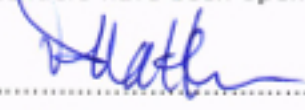
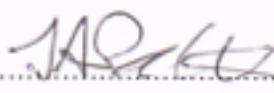
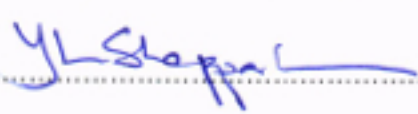
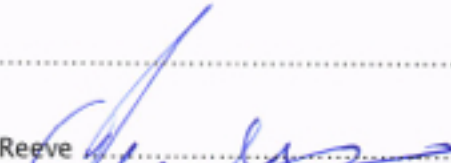
# The Church of All Hallows, Ringmore, Devon

## Tenders for the works of repair and intervention

Opened :

Contractor	Contract Amount	Time	Comment
A M King & Sons Mandava Ringmore Kingsbridge Devon TQ7 4HL • • • •			No Tender Recd
'Good Roofing' Ipplepen Business Park, Edgelands Lane, Newton Abbot 01803 TG12 50G 813800 • • • •	77,715.85	18 weeks	
JDC Builders Limited Unit 3 Ermington Workshops Ermington Ivybridge Devon PL21 9NT • • • •	77068.03	20 weeks	
Nimbus Construction Wadbury Barn, Mells, Near Frome, Somerset BA11 3PA • • • •	89,195.30	12 weeks	

The above tenders have been opened in our presence:

  
 ..... Rector  
  
 ..... Church Warden  
  
 ..... Churchwarden  
 ..... Treasurer  
 ..... MSW Conservation  
 Mr. F R Reeve  MSW Conservation

**Ian Sheppard**

---

**From:** Fred Reeve <Fred\_Reeve@email.msn.com>  
**To:** Yvonne Sheppard <Office@sheppards100.freemove.co.uk>  
**Sent:** 12 June 2000 11:24  
**Attach:** Tender Analysis 24 05 2000.xls  
**Subject:** Ringmore Church

Mrs Sheppard

Further to our telephone conversation I attach an analysis of the tenders received.

Hopefully with your own expertise this is reasonably clear. However, as always, should you require any additional information do let me know.

Regards

Fred Reeve

**Ian Sheppard**

---

**From:** Fred Reeve <Fred\_Reeve@email.msn.com>  
**To:** Yvonne Sheppard <Office@sheppards100.freemove.co.uk>  
**Sent:** 09 June 2000 09:26  
**Attach:** Yvonne Shepherd 01 with tender analysis 7 06 2000.doc  
**Subject:** All Hallows

I attach a copy of a letter which is now in the mail. Sorry this has taken a little longer than I had hoped, I have been awaiting confirmation of a number of items from two of the Contractors.

If you require any additional information please let me know. If you would like to discuss the matter, again please let me know.

Fred Reeve



Three Ways, Ringmore, Kingsbridge, Devon, TQ7 4HL  
01548 810341

The Venerable R T Gilpin  
Archdeaconry of Totnes  
Blue Hills  
Bradley Road  
Bovey Tracey  
TQ13 9EU

7 June 2000

Dear Archdeacon,

Church of All Hallows, Ringmore, Devon

The quinquennial inspection on 22 September 1999 revealed the need for a large number of urgent repairs to the fabric of the Church both inside and outside the building. I should be grateful for your assistance in identifying sources of grant funding for these repairs to the Church of All Hallows in Ringmore. We are awaiting verification from the architect but the three tenders received indicate the costs of the work needed on the Church is in excess of £80,000. The architect considers the work should be carried out in one stage because of the high cost of scaffolding required under current health and safety regulations but this is a very substantial sum for the parish to raise and I would appreciate your help.

Yours sincerely



Yvonne Sheppard  
Churchwarden

**Ian Sheppard**

---

**From:** Fred Reeve <Fred\_Reeve@email.msn.com>  
**To:** Ian Sheppard <Office@sheppards100.freemove.co.uk>  
**Sent:** 19 May 2000 21:31  
**Subject:** RE: All Hallows, Ringmore

To Yvonne Sheppard

Thank you for your email. I will contact you when I have prepared my tender report.

Regards

Fred Reeve

-----Original Message-----

**From:** Ian Sheppard [mailto:Office@sheppards100.freemove.co.uk]  
**Sent:** 19 May 2000 17:26  
**To:** Fred\_Reeve@msn.com  
**Subject:** All Hallows, Ringmore

Thank you for meeting us this morning. This is my email address.

Regards

Yvonne Sheppard

# Colebrook Architect's Studio

copy.

2 Boringdon Terrace, Colebrook, Plympton, Plymouth PL7 4EB  
☎ 01752 344225

Mrs Jacqueline Patterson  
Walnut Tree Cottage  
Ringmore  
Kingsbridge  
Devon  
TQ7 4HL

Ref: 6029

8<sup>th</sup> February 1999

Dear Mrs Patterson

## RINGMORE PARISH CHURCH

I am sorry for the delay in submitting this report on the matters which we discussed when we met at the church on 25<sup>th</sup> January.

### 1. West Window:

The circular window, high in the west gable wall, has given trouble for many years with water running down the internal plaster below the cill. At one time it was thought that water was penetrating between the lead and glass and a sheet of plain glass was sealed into the opening, externally. This does not appear to have reduced water ingress in times of heavy, driving rain and confirms that there are no major problems with the leaded glazing.

There are deep runnels in the plaster beginning at approximately 4 o'clock, 6 o'clock and 8 o'clock in the internal face of the circular opening. The plaster is soft and crumbling over about 2m below these points. There are also damp patches on the plaster at lower levels where the plaster is also weakening.

Water must be entering the fabric high up in the gable, travelling down in the core of the wall where it is diverted around the window opening to run out internally in specific channels.

There are two options available to deal with the problem:

- a) Provide a render coat externally to the west gable wall. A soft lime & sand render will absorb most of the driving rain from the south & west quarters and prevent penetration through the masonry. However, this alone will not solve the problem if water is entering at roof level and it may be necessary to provide extra protection at this level. Render will also alter the appearance of the west wall, not adversely, but this may not be acceptable locally. This approach will be more expensive than (b) below, especially as internal plaster will still require some repair but it is better suited to the ancient fabric of the building and is likely to be more effective.
- b) Strip off all the internal plaster from the west wall and replaster over a waterproof membrane. The membrane may be either a brushed on bitumen coating or a proprietary corrugated sheet membrane. The latter has the advantage of providing ventilation channels within the corrugations of the material but this method will still require a brushed on coating around the circular opening to achieve protection around the window.



## 2. Window S1:

I understand that there is a problem with water which forms puddles on the cill. The stained glass detail and leading appear to be in good order and I doubt whether water is being driven through the lead/glass joints. I suspect that water collecting on the cill is caused by condensation on the glass as there is no condensation tray at the bottom of this window to collect water which will inevitably run down the glass.

I recommend that a lead tray, introduced at the bottom of the glass, allowing water to be channelled to the outside will cure this.

## 3. Flagpole:

The existing flagpole is a 38mm galvanised steel pipe fixed with brackets to the internal angle of the tower parapet. To fly a flag, the flagman has to negotiate the bellchamber and ladder to the spire door. I confirm that the flag could be run up easily from ground level if the flagpole were fixed on the outside of the parapet. This has been done successfully in a similar situation, recently, in west Cornwall. A new lightweight, fibreglass flagpole would be advisable. The DAC will take a keen interest in the detail of a pole with brackets in a new position on the outside of the parapet and it will be necessary to provide detailed illustrations of proposals.

I shall be glad to assist with any further advice, specifications and drawings for any of the recommendations made above and I would also be able to indicate details of professional fees involved. I will look forward to hearing from you.

Yours sincerely

Edward Bannard

S6: (Tower W) - Polyphant stone - a jamb and a head piece have broken away.

S7: Bathstone - there is light erosion and some open joints.

W: Bathstone - sound.

N1: Bathstone - sound.

N2: Bathstone - some general erosion and open joints in head and cill.

N3)

N4) Single light in slate opening - sound.

N5)

N6)

N7: Polyphant (single light) - sound.

6. External iron and wood, including condition of paintwork.

The porch doors and main south door (D2 and D3) are sound and well painted.

The south priest's door (D1) is suffering from softening of the timber due to wet rot and the lower hinge has broken away.

Tower, spire, including bells and frames

External: The slate masonry is in much the same condition as the church. The south face still retains patches of the original render, which gives some protection, although this is slowly disappearing.

North and west faces have been pointed with a cement mortar which is cracking and breaking away, leaving many small gaps in the joints. The east face is pointed in firmer mortar and, though not attractive, it is sound.

Spire: The stone and mortar pointing remain reasonably sound. The restoration of the weathercock is in hand.

Parapet: The lead gutter is sound.

There is one missing piece of flashing on the west face of the spire and one cracked length of the north side of the parapet.

The door remains permanently open at the moment, until a suitable new door can be constructed around the heater flue (see para 16).

Bell Chamber: Louvres on the north side were removed to position the flue (since moved) and they await replacement. Meanwhile birds are getting in and creating a mess.

Preb. John Scott has inspected the bells and provided recommendations which are receiving attention.

Deadening (heating) chamber:

Nothing to report.

External  
wood ~~work~~  
replaced. 7.  
Frame in good  
condition.  
Repainted  
5-6 June 1996  
£85.05.

8. Roof structures and ceilings

The ancient oak timbers of the nave and transept roofs are badly decayed at the feet through wet rot and death watch beetle attack. However, there is still sufficient strength and this need cause no immediate concern. One day, perhaps, the original design of plaster barrel ceiling can be replaced and, at that time, timbers may be strengthened.

The boarded ceiling panels have given rise to some concern and two have fallen out recently. To prevent any further trouble battens have been screwed up to retain the boards.

The nineteenth century roof and boarded ceiling in the chancel is sound.

9. Internal partitions and doors

The vestry screen has moved and the latch does not engage.

10. Internal plaster

The roughcast plaster in the nave and south transept remains sound. The chancel has no plaster.

11. Internal decorations

The pink plaster is not ideal and perhaps it will be possible to redecorate in the near future.

Research continues in the history of the wall painting on the chancel arch. This has not deteriorated since the rainwater system was overhauled.

12. Glazing and ventilation

E The leading is old but still firm.  
The stoneguard beginning to rust.

S1 The leading is old but still firm.  
The stoneguard beginning to rust.

S2 The leading is old but still firm.

S3 The leading is old but still firm.  
The stoneguard beginning to rust.

S4) (tower E) The glass is buckled but firm.  
S5)

S6 The leaded glass is poor but is to be replace with louvres to provide air to the heater.

? This was NS.

S7 The leading is old but still firm.  
The stoneguard is beginning to rust.

W: A small rose window. The glass is weak and buckled but is double-glazed, externally, with plain glass. The window is reasonable.



- e) Doors  
 South door: sound.  
 Outer porch gates: The framework is decayed and the gates need redecoration.

2

- f) Windows  
 Windows in the church are in good order.  
 Condensation in the 'double'-glazed west window remains a problem. The tower glazing is buckled but sound.  
 The west tower window has not been dealt with as recommended previously. *louvre ventilation*  
 There are cracks in the masonry around the westernmost window in the south wall.

3

2

- g) Ventilation  
 There is no means of providing controlled ventilation. This is particularly noticeable from the strong smell of paraffin oil from the Coleman heaters.  
 Extra ventilation is to be arranged as my report of 23.1.89.

3

- h) Interior  
 Roofs: There has been little change since my last report. Widespread deathwatch beetle appears to be ancient. The timbers were cleaned and restored in, I believe, the 1860's and are now fairly weak. As noted in para (c) there is wet rot in timbers which have been exposed to damp conditions. It is difficult to overhaul the roof structure without stripping off the slates, but when slating is renewed the structure should be thoroughly overhauled.

Walls: The tyrolean plaster finish is in good order. Masonry finish in the chancel is sound if not attractive.  
 The ancient chancel arch plaster and decoration has not deteriorated since my last inspection, but I hope that restoration can proceed before too long. (See also my report of 23.1.89.)

3

Floors: I have no comments to make.

- i) Vestry  
 Included in para (h) above.

- j) Porch  
 I have no comments to make.

- k) Fixtures and Fittings  
 The bells have been overhauled but foundation steels are rusty.

2

- l) Monuments  
 I have no comments to make.

- m) Electrical Installation and Lightning Conductor  
 The electrical installation is in very good order, but the light fittings are old and rather poor.  
 There is no lightning conductor.

3

- n) Heating Installation  
 The Coleman heaters are still in working order though I understand that they are temperamental.

Except for  
 the colour?  
 white or  
 'whitewash' white

1990 Q

West gable] - 3

North nave] Sound.

Transept, west wall: There are washed out joints between the buttresses at low level and on the buttresses.

North (lady chapel): A crack in the east end should be pointed in.

Gable copings: The upper surfaces have open joints allowing water to penetrate the fabric.

3  
3  
3

c) External Roofs

South chancel: The slates are beginning to loosen and there are several out at the eaves.

South nave: The slates are reasonably secure at the moment.

Tower stair: The slates on the lean-to roof are not significantly weaker than 5 years ago and may well remain intact for some time yet.

North nave: The slates are reasonably secure at the moment.

Transept: West: The slating is weak and there are several missing at the north west corner of the eaves. Done

East: 2 slates have fallen.

The remainder are serviceable.

North chancel: 1 slate has fallen, but the remainder are serviceable.

Lady chapel (lean-to): The small slates, set in mortar, have remained reasonably secure but there appear to be no lead flashings at abutments and water ingress occurs due to the configuration of roofs at the angle with the transept.

3  
1

3  
1  
1

1

2

Apart from the lady chapel roofs, lead flashings, valleys and soakers are sound.

Flashings to gable copings, however, are only covered by mortar fillets, which in some cases are minimal. These are ineffective in preventing water ingress.

3

Where visible, the ends of rafters against gable walls show widespread infestation and wet rot decay.

1

d) Rainwater System

This is in a very poor state and requires urgent renewal.

South chancel: Gutter brackets have weakened and most of the guttering has fallen and smashed.

South nave: The guttering is intact but loose. The alterations recommended in January 1989 to prevent water ingress at the chancel arch junction have not been implemented.

South nave (west): The gutter is intact but the pipe appears to be blocked and the moat below is overgrown.

North nave (west): Much of the gutter has fallen and smashed and the top section of pipe is falling away.

Transept (west): One section has fallen and the rest is weak.

Transept (east): The gutter falls are unsatisfactory.

North chancel: One section is falling away. The arrangement for discharge into the transept gutter is very poor and most of the water overflows on to the lady chapel roof.

Lady chapel: The gutter falls are unsatisfactory and the gutter is choked.

1



QUINQUENNIAL INSPECTION OF RINGMORE, ALL HALLOWS  
CONTENTS OF REPORT

- (a) Repair works carried out since last inspection.
- (b) General condition of the fabric.
- (c) Detailed condition of the several parts of the fabric.
- (d) Works of repair in order of priority
- (e) Recommendations on maintenance and the care of the building and its contents
- (f) Recommendations on further detailed investigations.
- (g) Essential information

(a) REPAIR WORKS CARRIED OUT SINCE LAST INSPECTION.

Overhaul of rainwater system.

Roof covering repairs and improvements to stop water ingress at chancel arch

Provision of new heating system.

(b) GENERAL CONDITION OF THE FABRIC.

The church has been well maintained and is substantially sound and weathertight. Apart from the flue terminal, the new heating system is unobtrusive and will, I hope, prove beneficial in use. Overhaul of guttering and roofs has substantially cured water ingress problems.

Perhaps in the near future it will be possible to consider improvements to internal decorations.

(c) DETAILED CONDITION OF THE SEVERAL PARTS OF THE FABRIC.

(Numbers in the margin refer to the summary, section (d). Bracketed letters in the margin refer to sections (e) & (f) below).

1. Structural walls, piers, buttresses etc. (including notes on stability, damp etc.)

No current signs of movement were apparent in the area of the cracks over the south chancel window and in the tower stair five years ago and there are no signs of movement at present. These areas may be considered stable and the cracks should be raked out and pointed in.

2. External wall surfaces

The walls are generally constructed of small slate rubble and would originally have been rendered, like the tower.

Now exposed to the weather, the slate is laminating and crumbling. The original mortar is beginning to perish, leaving small holes (and some larger holes) everywhere.

East elevation:

A large hole needs to be filled.

The buttresses have been reasonably well pointed in the past.

The gable parapet has no coping but mortar joints and stones are reasonably firm



South elevation:

The buttresses and one or two small areas are reasonably well-pointed. The mortar joints in the wall face generally are deteriorating slowly.

At the west end, beyond the tower, mortar joints are firmer.

West elevation:

The gable was repointed some years ago and is at present sound.

North elevation including north transept:

All the walls on this side of the church are well pointed apart from a few gaps in the transept plinth where ivy is again growing up.

1

3. Roof coverings

All slated roofs are reasonably sound. There are some individual slates on tingles but no immediate repairs are needed.

The slates on the chancel aisle roof are torched in mortar. They have not deteriorated noticeably in the past five years and I do not think they will need attention for some time yet.

There is some water ingress at the west end of the valley gutter behind the tower. I was not able to get into this valley to determine the problem, which is most likely to be a split in the lead.

(f)

Other leadwork appears to be in reasonable order.

4. Rainwater disposal system

The metal gutters and downpipes have been thoroughly overhauled and are sound and well-painted.

Soakaway drainage appears to be satisfactory.

5. Door and window masonry

(windows are numbered clockwise on each elevation)

E: Bathstone - There are open joints in the hood mould but the stone is generally sound.

3

S1: Bathstone - sound.

D1: Bathstone - sound.

S2: Bathstone - sound.

S3: Bathstone - sound.

D2: (south door) - Polyphant stone - there is some general erosion in lower jambs. A large piece has broken away due to expansion of a rusting door pintle. Repairs are in hand.

1

D3: (Porch) - Slate arch - sound.

S4: (Tower E) - Polyphant - sound.

S5: (Tower S) - Polyphant - sound.



Publications Available From  
The Council For The Care Of Churches

Publication Date Shown in Brackets

This Issue: 07<sup>th</sup> September 1999

Order	Title	Price	Postage	Total
	Adaptations: Church Extensions & Adaptations (1996)	6.95	0.55	7.50
	Bells and Bellframes: Code of Practice/Conservation of - (1993)	2.95	0.55	3.50
	Churchscape: Annual Review of CCC (No.18 1999)	3.95	0.75	4.70
	Churchwardens Year (A calendar of maintenance) (1989)	3.50	0.50	4.00
	Churchyards: Responsible Care for Churchyards (1993)	1.25	0.35	1.60
	Clocks, Turret: Guidelines for Repair/Auto Winders (1996)	2.50	0.50	3.00
	Fire Precautions Guide (CMC 1998)	1.50	0.50	2.00
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	Funding Church Repairs: A Simple Guide (1999) (2000)	1.00	0.50	1.50
	Glass: Repair & Maintenance of Glass in Churches (1991)	4.50	0.50	5.00
	Handle With Prayer (Church Cleaners notebook) (1992)	3.50	0.50	4.00
	Heating Your Church (1996)	5.95	0.55	6.50
	History: CCC: The Protection of Our English Churches (1996)	4.95	0.80	5.75
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	Inspection & Repair: A Guide to Church - (1995)	4.50	0.50	5.00
	Lighting: The Protection of Churches Against - (1988)	0.95	0.50	1.45
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	Plate: Care of Church Plate (1989)	*Free with A3 s.a.e.*		

Order	Title	Price	Postage	Total
	Plate: Church Plate (1991)	2.50	0.50	3.00
	Recording A Church: An Illustrated Glossary (CEA 1996)	6.50	0.50	7.00
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	Widening the Eye of the Needle (1999)	7.95	1.00	8.95
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	Wiring of Churches (1997)	3.95	0.50	4.45

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PLEASE TURN OVER FOR ORDER FORM





**EXETER DIOCESAN ADVISORY  
COMMITTEE**  
for the Care of Churches

**SCHEDULES A AND B**

**GUIDELINES  
and Useful Information**

Diocesan House, Palace Gate, Exeter EX1 1HX  
DAC Secretary : (01392) 272686 Ext 225



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## **SCHEDULE A**

### **No Faculty required and no consultation necessary**

**THIS SCHEDULE** lists very minor matters relating to churches, which may be undertaken without a Faculty and for which no prior consultation or other authorisation is required.

#### **EXCLUSIONS**

- i) Matters concerning items which, in their own right, are of historic, architectural or archaeological importance. These matters will require a Faculty.
- ii) Minor repairs of alterations to churches designed and/or built as a cohesive whole. These matters should be dealt with under the Schedule B procedure.
- iii) Any items introduced under this Schedule and having a commemorative plaque or inscription unless :
  - (a) the wording merely states that it is in memory of a particular person and gives his or her dates of birth and death, together (if so desired) with a scriptural reference; and
  - (b) the inscription is on the underside of the particular item or the plaque is no larger than 3½" x 2". In all other instances a Faculty will be required.

#### **SCHEDULE A**

##### **1. Churchyards**

Routine clearing and churchyard maintenance. Routine maintenance of fences, gates and seats.

##### **2. Minor Fabric Repairs**

*At a cost or value (whichever is the greater) not exceeding £750, exclusive of Value Added Tax and scaffolding. These may not be repeated in a series of small 'bites' so as to avoid the need for a Faculty.*

- .01 Small areas of lead burning
- .02 Repairs to roofing felt
- .03 Re-setting of copings
- .04 Repairs to chimneys and flues
- .05 Replacement of defective slating or tiling (like for like)
- .06 Renewal of flashings (like for like)
- .07 Renewal or replacement of flagpoles or weather vanes of unchanged design
- .08 Overhaul or repair of gutters and downpipes
- .09 Lime treatment to areas of stone
- .10 Small areas of plastering or rendering (where there are no archaeological implications or wall paintings)
- .11 Overhaul of ventilators
- .12 Replacement of broken window panes (except for stained or historic glass)
- .13 Renewal of window guards (but not in galvanized steel)
- .14 Timber treatment (except where bats are present)
- .15 Minor floor repairs (stone or pew platforms)



## INTRODUCTION

### WHY DO WE HAVE TO GET PERMISSION TO REPAIR AND LOOK AFTER OUR CHURCH?

This is the gist of the most frequently asked question regarding the care of churches. The most straightforward and important answer is, 'It is the law of the land'; not 'Church' law, but law passed by parliament. The current *Care of Churches and Ecclesiastical Jurisdiction Measure*, which came into force in 1993, is an updating and strengthening of earlier legislation under which the Church has for centuries had to obtain authorisation by means of a Faculty for work of repair or alteration to its buildings. The legislation exempts the Church (through its Faculty system, in which the Diocesan Advisory Committee advises the Consistory Court on proposals) from obtaining Listed Building Consent, which secular buildings require. However, only if churches follow the procedures the law lays down will this exemption remain; should it be removed, applications would have to be made to the secular authorities, which do not have an interest in considering the mission of the church.

That's the legal answer. A further reason is that having specifications of proposed work scrutinised, approved, and authorised by Faculty, should ensure that your church is repaired and maintained in the best way for present and future generations. This helps make good use of money.

From the wider community's point of view, another reason that permission has to be obtained is that the church is part of the community's heritage, not that of the congregation alone. Before work can be carried out the community needs to be consulted, and the posting of public notices (citations) is the legal way of ensuring that this has been done. English Heritage, funded through taxation by parliament, grant-aids some vital repairs to churches and its agreement is often required before work can proceed.

#### Plan ahead

From experience the DAC has found that well thought out proposals, presented with clear justification and documentation, are usually recommended with the minimum of delay. However, where this is lacking, frustration and delay for all concerned can build up whilst necessary information is obtained.

The PCC / Churchwardens should therefore

- Plan ahead for effective maintenance;
- Use their architect's advice and expertise;
- Think through a programme of maintenance and how to finance it;
- Make *early* use of the informal advice DAC members can give on all manner of topics eg heating; lighting; re-ordering; bells; clocks; trees; textiles; churchyards. (The DAC Secretary will arrange for a member or consultant to visit and talk through your concerns. Any advice given at a visit is informal, and must not be taken as implying consent for the work, or permission for it to proceed);
- Ask the DAC Secretary to arrange for a desk-based archaeological assessment of any major proposals at an early stage if they affect the fabric or furnishings or involve digging in the churchyard. (With such a request you should provide an outline of the proposals, photographs, plans; and your architect's drawings if available);





## PETITIONING FOR A FACULTY

Please bear the following points in mind

1. **The petition is to the Consistory Court**, not to the Diocesan Advisory Committee (DAC). The Consistory Court needs to know what the DAC's advice is on any proposal. After the DAC has considered your proposals the petition will be returned to you with the DAC's formal Certificate of Advice (Form 1), together with details of the next steps to be taken (which will include lodging the petition with the Diocesan Registry). You will therefore have an opportunity at that stage to provide costings and details of contractors if you do not know this information when you submit the petition to the DAC. However all other relevant information must be provided to the DAC (as in the Notes for Completing Schedule on page 2 of the petition) **BUT** see note 2 below.
2. Since the wording for the Schedule of Works on page 2 has to be exactly the same as that on the Certificate of Advice (Form 1) provided by the DAC, **please leave the Schedule of Works on page 2 of the petition blank when submitting it to the DAC.**
3. **The DAC can offer informal advice** on any proposal, and has consultants able to give specialist advice on a number of matters including heating, lighting, textiles, trees – so please make sure you have consulted the DAC Secretary to obtain such advice before you go too far towards firming up your proposal.
4. **The DAC does need to be assured that the PCC is behind the proposal.** Therefore it is important that a carefully worded resolution, setting out a clear summary of the works, is minuted, together with voting figures, and that a signed copy of the minute accompanies the petition when it is sent to the DAC.
5. The DAC needs to have **justification** for and **details** of the proposed work – the materials and methods to be used, and the aesthetic impact the work may have. For any work to the fabric of the church building, churchyard or churchyard walls, you will need to provide an up-to-date specification from an architect (or a detailed estimate from a craftsman) which describes the materials and methods in sufficient detail not to leave decisions generally to the contractor.
6. **Archaeology** : If there is any work which may have archaeological implications (eg making a hole in a wall; replacing ancient masonry; trenching for drains) early recording and monitoring may need to take place and there will be costs associated with this work. These costs need to be allowed for in estimates. An assessment of the archaeological implications of the proposals is required and a *request to the DAC Secretary for an archaeological assessment of any major reordering, building repairs or trenching should be made at the earliest possible stage, before submitting a petition.* With any request for an archaeological assessment you should provide outline details of the proposal, together with photographs and plans, and, if available, your architect's drawings. (It has been found that if archaeological implications are adequately considered in the first place costs of unnecessary architectural / building work have been saved.)
7. **Furnishings and fixtures** : If the proposed work affects the furnishings or fixtures of the church full details are required (eg scale drawings, photographs, catalogue pictures, plan of building showing areas affected).



## **INFORMATION REQUIRED**

**Petitions for REPAIRS and works to HEATING AND ELECTRICAL INSTALLATIONS should include TWO (2) sets of**

1. A description of the work

This should give the approximate age of the part of the building or element(s) to be worked on, its current condition, a brief description of any defects and the remedial work to be carried out.

2. A schedule of work, the materials and methods to be used

This should usually consist of an architect or surveyor's specification of materials, workmanship and works, but in the case of specialist work may also take the form of a report and detailed quotation from the appropriate specialist. Where more than one trade is involved (eg builder's work in connection with works to bell frames) specifications for each trade should be submitted. *Electrical work should be carried out by an NICEIC or ECA registered contractor.*

3. Drawings and photographs

Drawings at a scale of at least 1:50 showing the location of the works and details of any fabric to be renewed, repaired or conserved. *If possible a copy of the drawings no larger than A3 should also be provided.* Up-to-date photographs (5" x 7") showing the principal elevation of the building and the particular section of the building affected by the proposals.

For heating involving pipe or electrical wiring, a plan of the church showing the proposed wiring or pipe routes and the colour of any wires, together with a catalogue picture of any fittings and photographs of the area where any installation is to be made within the church must be provided.

**Petitions for LIGHTING / FLOODLIGHTING should include TWO (2) sets of**

1. A detailed quotation from the electrical contractor; catalogue pictures (or photocopies thereof) of proposed light fittings; a plan of the church/churchyard showing the position of the proposed fittings and the route and depth of any cables. *Electrical work should be carried out by an NICEIC or ECA registered contractor.*
2. An elevation or photographs marked clearly with the proposed wiring routes and positions of lights.
3. *Evidence that the church's architect is happy with the proposals.*

**Petitions for SOUND REINFORCEMENT should include TWO (2) sets of**

1. A detailed quotation from a specialist contractor, with a plan of the church showing positions of the proposed wiring route and equipment including speakers; catalogue pictures of speakers; clear drawings of any cabinets to house equipment.
2. Photographs of the interior of the church, showing positions of speakers.

## **ALTERATION TO INTERIOR or EXTERIOR, or EXTENSION**

**All alterations and extensions and most repairs** to churches need a Faculty. Listed churches are exempt from obtaining Listed Building Consent. Churches are **not exempt** from obtaining Planning Permission where the works proposed would generally need it (usually works materially affecting the exterior of the church, churchyard, churchyard wall, or the character of the interior of the building). **The Conservation Officer of your local planning authority will be able to advise on the need for obtaining Planning Permission.**



## FIRE PRECAUTIONS

Most fires are caused by arsonists or builders working on lead. These guidelines provide general advice and set out some of the steps you can take to protect your church. **The guidelines are not exhaustive and professional help should be sought from the local fire service.**

- **Keep inflammable materials such as matches, candles, oil, incense, charcoal, white spirit and petrol locked up in a secure place.** They are a temptation to arsonists. Ideally they should not be stored in the church.
- **Take extra care when workmen are in the buildings.** A fire can easily start when work is taking place on a building. Workmen should be shown the position of fire extinguishers and how to use them. It should be part of the contract that smoking is not to be allowed in the church. The church should be inspected at the end of every day. Ladders should be put away under lock and key, so that they cannot be used by intruders.
- **All hot works** should be finished 3 hours before the end of the working day, and checked before leaving.
- **Keep the vestry locked and do not hide the key in the church.**
- **Discourage clutter.** Too often vestries, towers and odd corners of the church are filled with old books, wood, carpet and rags, all of which are good fuel to start a fire.
- **Portable heaters** are a major fire risk. Ideally gas heaters should not be used - the moisture they give off also damages the fabric of the church. However if they are used they should have a guard and should be kept at least three feet from anything which could catch fire. Paraffin and oil-fired heaters should never be used, even as a temporary measure.
- **Have chimneys and flues swept and inspected each year.** A fractured flue or dirty chimney is a real fire risk. An inspection is not usually part of the maintenance contract with a heating engineer, so you should discuss this with the church architect and make sure that it is done.
- **Have fire extinguishers located at various points in the church and make sure they are inspected regularly.** The fire service will advise on how many and what type of extinguishers you should have in your particular circumstances. For general use, water type extinguishers are best, though there should be a carbon dioxide type near the organ and the mains electric distribution board. Check every month to see if they have been used or damaged, or have been have moved from where they should have been kept. They should be serviced every year. Small churches should have at least two, medium sized churches should have three, and large churches should have four or more extinguishers in the main area of the church. In addition a fire extinguisher should be in the boiler house, and the kitchen should have both a fire extinguisher and a fire blanket.
- **Train people to use fire extinguishers.** The parish clergy, the churchwardens, PCC members, all staff and as many responsible members of the congregation as possible should know where extinguishers are and how to use them. A training session should be arranged and can be good fun!





## 'GIFT HORSES'

"I would like to Give..."

**"Do not look them in the mouth" –  
but equally, do not leave your powers of discretion behind!**

- Do not make an instant response.
- How is the offer likely to come?  
Either (a) by letter  
(b) in conversation with incumbent, officers of the church, etc  
(c) by invitation at a PCC – by a member of the council or someone who is a friend of the council
- THANK the donor, but explain that there is a PROCESS and that you, as an individual or PCC, have not the authority to say "yea" or "nay".
- Bring in the Chancellor's remit at the earliest possible stage (that is, the need for approval and authorisation by Faculty).
- Encourage the PCC to form a sub-committee to look at the proposal with care:
  - ... Do you need another stained glass window? What effect will it have on the light / quality of the building?
  - ... Do you need another organ, albeit electronic – when already you have a perfectly good working instrument?
  - ... Are there sensitive issues around the gift? Is it a memorial to someone well-known in the parish? Is it the kind of gift that could cause offence to some? Would the gift stick out like a sore thumb?

BASICALLY – would the gift enhance the building and mission of the Church or would it compromise either?

- Have an alternative "gift" list on offer. A five-year appraisal of parish needs will result in a properly drawn up programme that could advertise the priorities of particular concerns in the parish, and would act as an alternative list to offer enthusiastic donors! BE PREPARED, in other words!
- Despite the above warnings, always act enthusiastically if donors are about. You will wish to encourage the right sort of gift. If this does come your way, make much of it - by acknowledgement, services of dedication, magazine thanks and so on. Others are encouraged to follow good examples. "We are very pleased with X. The next thing it would be a joy to have is Y" approach.
- Good communication is essential in parish life – and gift horses are no exception!!
- Are any other consents necessary?  
e.g.: Planning permission for a notice board or flag pole  
Listed building consent for repairs to a listed lych gate



## VAT as it affects listed church buildings

This is a thorny subject! VAT is a European tax. Lobbying is currently taking place for the UK Government to implement a draft European directive which provides for a lower rate of VAT on labour intensive services, although it appears that as currently drafted it may not apply to repairs on public buildings, including churches.

As the law stands at present, as far as listed churches are concerned (and the great majority of churches in Devon are listed)

### **VAT is payable on repairs.**

HOWEVER,

- **Approved alterations** to the fabric of listed churches may be zero-rated for VAT purposes.
- Materials and builders' hardware supplied in the course of *alteration or construction* work to listed buildings may be zero-rated for VAT purposes. This includes altars, church bells, fonts, organs, lecterns, pulpits, amplification equipment, heating systems, lighting systems and security systems.
- **Approval** is by way of a Faculty, and H M Customs and Excise say 'normally a copy of the Faculty is given to the builder so that he may zero-rate the relevant alteration work'. Therefore it is recommended that AS SOON AS a Faculty is received this course of action is followed.
- The DAC understands that if, for example, a boiler and heaters are being replaced, this is not an *alteration* and therefore VAT is payable. However, if additional heaters are being installed, that may be an *alteration*, and the additional heaters may be zero-rated. Similarly, if lighting is being renewed in the same position, that is not an alteration, but if the lights are in different positions, then that may be an alteration, as would be the installation of a new external light, fixed to the church.
- **It is the responsibility of the contractor to determine the VAT liability of the work he undertakes and, if he is in doubt in specific areas, he should contact his own VAT office for advice.**



Eddie Sinclair

Conservator

10 Park Street Crediton Devon EX17 3EQ

Tel 0363 775552

All Hallows Church, Ringmore, Kingsbridge, Devon

I visited this church on 16 November 1992 and was met and assisted by the churchwarden Mr Trant. The DAC had requested that an inspection should be carried out on the south wall of the nave, of the area where it was proposed to insert a heating grille. The inspection was carried out from a ladder.

Prebendary Hingeston Randolph, the rector from 1860-1910, was responsible for uncovering the painting on the chancel-arch. He reports however that the plaster of the other walls

*"had taken wet everywhere, and was so utterly rotten that none of it could be retained. Of course the paintings perished with it; but here and there fragments of the subjects could be traced - a picture of the Crucifixion....and the Legend of St Christopher...."*

Seems likely therefore, given the care that Hingeston Randolph lavished elsewhere in the church, that no other plaster was salvaged. The section of wall where the heating grille may go is however internal, so the plaster may not have deteriorated as much here as elsewhere. If any fragments had survived in the nave they would now be buried beneath the Tyrolean plaster with which the nave was rendered in the 1950's.

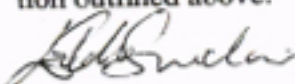
A series of investigative holes were made in the Tyrolean plaster on the south wall of the nave, above the doorway, just below the top westernmost quatrefoil where the proposed heating grille will go. No mediaeval plaster was found in the areas uncovered as the Tyrolean sits, to a depth of 20mm, directly onto the masonry.

It must be remembered however, that this investigation only covered a small area and, though it seems unlikely in this case, it is always possible that fragments of original plaster survive millimetres away from a cleaning test. Hence it is imperative that great care is taken to look out for any change in plaster, either in texture or colour when carrying out any work on the walls.

I realise that there is a need to provide some sort of heating for the comfort of the congregation, particularly in such an exposed location as Ringmore. However, as I pointed out to Mr Trant there is a big drawback to heating by means of blown air. Apart from having to cut holes in mediaeval masonry, unless elaborate filters are used this form of heating unfortunately causes a church to get extremely dirty. Particles of dust in the air acquire a kind of magnetic polarity and adhere to whatever they land on, particularly the rough surface of a cold plaster wall. Thus not only will the whole nave with its 'pebble-dash' Tyrolean plaster be a prime target, but the striking wallpainting on the chancel-arch could also become filthy.

To conclude, whilst I sympathise greatly with the needs of the parishioners for warmth and realise that no method of heating seems to be perfect, the drawbacks to the proposed scheme need to be taken into consideration.

As far as I can ascertain, without too much disturbance to the wall, there is no original plaster in the location outlined above.



Eddie Sinclair

November 16 1992



All Hallows Church, Ringmore, Kingsbridge, Devon.

Prebendary F.C. Hingeston Randolph

?? circa 1880s.

"The walls of the Nave (unlike those of the Chancel which were pointed internally), were plastered throughout, and richly adorned with colour, of which there were traces everywhere. Above the Chancel-arch, which is of Thirteenth Century work, the painting remains, the whole surface of the wall looking westward being covered with a bold and beautiful diaper-pattern, of the same early date. In the days of ignorance it had been hidden by successive coats of coarse plaster and white wash, on which several sets of the Decalogue had been coarsely painted at successive periods; but happily, no injury was done to the interesting and precious treasure of antient village-art which they concealed, and very little touching up was needed to restore it to its original beauty. Here the plaster, as thin as a biscuit and wonderfully hard, is as sound and firm as it ever was; but that of the other walls had taken wet everywhere, and was so utterly rotten that none of it could be retained. Of course the paintings perished with it; but, here and there fragments of the subjects could be traced - a picture of the Crucifixion hard by where the antient Pulpit must have stood, and the new one stands and the Legend of St. Christopher opposite the main entrance..."

ARCHDEACONRY OF TOTNES

From: The Archdeacon of Totnes

May 2000

**Briefing for Churchwardens - Thursday 15 June 2000**

You are invited to come to a briefing on the work of a Churchwarden to be held on Thursday 15 June 2000 at 7.30pm at Chudleigh Community School (see map on back).

Please reply by 1 June 2000 on the slip below. Late acceptances may be made by telephone on 01626 832064.

Signed:

*Barbara E. King*

*No thank you.*  
Archdeacon of Totnes