

ST JOAN OF ARC CHURCH

ROOF APPEAL

Introduction

The Church and Presbytery are now 95 years old.

The buildings were nationally Listed Grade II in 2010.

The Church roof is steeply pitched (55 degrees) and finished in good quality hand-made clay tiles.

Problem

Although the vast majority of tiles are generally in good order for their age, the nails securing the roof battens are badly corroded and are rapidly failing resulting in slippage. This phenomenon is commonly referred to in the trade as ‘**nail sickness**’ and is not unusual where mild steel or iron nails have been used, rather than modern galvanized or aluminium equivalents.

The phenomenon, first identified in 2021, was monitored for signs of accelerated deterioration as a dangerous avalanche of tiles falling on to the flat roofs of the side aisles could have caused potential injury to people or vehicles in the car park and courtyard areas below.

Following a sudden slippage on the North elevation at high level in October 2024, a protective scaffolding crash deck had to be erected at short notice. You will see this is still in place.

Temporary repairs were undertaken by a local roofing company, resealing the battens with screws. See Photographs Below. The remedial works helped us to confirm the problem is widespread across the whole roof. The same problem is also occurring to the Presbytery roof which is of the same age and construction, although the East elevation was re-roofed in 2002 re-using the original tiles.

Essential maintenance works have also been identified to the ridge tiles on the St Joan's Centre.

As special two stage scaffolding will be required to enable the roof to be safely stripped, working from the top to the bottom.

Whilst the access scaffolding is in place, the opportunity will be used to undertake other high level works including areas of repointing and upgrading the lightning protection system.

Proposal

Both the roof to the Church and Presbytery require stripping and re-covering. This will include the bell tower. New rainwater goods will be installed, together with lightning protection and selective brickwork repointing. If funds permit, our stained-glass window will have a major renovation.

Costs are estimated to be **between £280k - £330k including VAT**.

Our first priority is the Church roof.

Before works start, Listed Building Consent and Diocesan Approval are required.

As the building is Listed, the materials & design should match the existing, wherever possible.

It is conservatively estimated during the stripping process, around 50% of the tiles will either be damaged or found to have defects preventing re-use.

To save costs, therefore we will attempt to re-use the salvaged tiles to cover the North side (car park) with new tiles on the South side (St Joan's Centre) including the tower and East transept.

Any additional salvaged tiles will then be used for works to the Presbytery roof.

Works will be competitively tendered to experienced roofing companies.

The Diocese will only permit works to commence once all the funds have been raised.

CHURCH ROOF APPEAL

Photographs from emergency repairs undertaken in November 2024



1. Before work started.



2. Work commenced. Large area of slipped and displaced roofing battens which have slumped onto one another.



3. Following removal of tiles.



4. Where possible, battens were temporarily resecured with screw fixings. There are also vertical counter-battens with similar age nails.