# Listed Building Regeneration Grant Scheme (LBRGS) 2026/2027

## Expression of Interest Form

### 1. Applicant details

| | |
|---|---|
| **Name of Applicant** | Lesley J Rider |
| **Organisation (if applicable)** | Bro Eleth Ministry Area |
| **Company Number or Charity number (if applicable)** | 1194296 |
| **Position in organisation (if applicable):** | Treasurer Bro Eleth Ministry Area, Anglesey |
| **Address line 1** | Bro Eleth Ministry Area |
| **Address line 2** | The Rectory |
| **Address line 3** | Bull Bay Road |
| **Town/City** | Amlwch |
| **Postcode** | LL68 9EA |
| **Contact number** | +447908173083 |
| **Email address** | lesleyrider@btinternet.com |

### 2. Property Information

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|---|---|
| **Name of Property** | St Mair Llanerchymedd (Lychgate) |
| **Address line 1** | St Mair |
| **Address line 2** | The Square |
| **Address line 3** | - |
| **Town/City** | LLANERCHYMEDD |
| **Local Authority** | Anglesey county council |
| **Postcode** | LL71 8DA |
| **Email address** | - |
| **Telephone number** | - |
| **Listed Building Reference Number** | 24970 |
| **Listed Status (Grade I, II*, II)** | II |
| **Ownership Status (freehold/leasehold/other)** | other |
| **Current or last known use** | - |

## 3. Ownership Details

| | |
|---|---|
| **Name** | The Church in Wales |
| **Company number or Charity Number (if applicable)** | 1142813 |
| **Address Line 1** | The Church in Wales |
| **Address Line 2** | 2 Callaghan Square |
| **Address Line 3** | Cardiff |
| **Town** | Cardiff |
| **Local Authority** | Cardiff |
| **Postcode** | CF10 5BT |
| **Contact number** | 029 2034 8200 |
| **Email address** | alexglanville@churchinwales.org.uk |

## 4. Professional Advisor details

| | |
|---|---|
| **Name** | Bethan Jones |
| **Organisation (if applicable)** | Esgobaeth Bangor |
| **Accreditation** | Archdeaconry property officer |
| **Address line 1** | Ty Deiniol |
| **Address line 2** | Cathedral Close |
| **Address line 3** | Bangor |
| **Town/City** | Bangor |
| **Postcode** | LL57 1RL |
| **Contact number** | 01248 354999 |
| **Email address** | bethanjones@cinw.org.uk |

# 5. Project Description (maximum 500 words per question)

## Summary of Proposed Works:

Following Structural engineer report, these are the recommendations;
The roof structure to be replaced with new. The frames should include ties at eaves level and should be secured to a fixed-in wall plate.
The weather protection detail over the north gable should be renewed to prevent water ingress and to protect the embedded timber ends of the roof structure. New roof structure is to be replaced as existing roof is not fit for purpose and that any attempt to repair the structure in situ would result in extensive supplementation with new section, such that a new structure will be simpler and more cost effective. New roof structure to include ties at eaves level, and the frame should be secured to a fixed-in wall plate to prevent roof spread and to provide resistant to the tops of the side walls. Allowance of 50% reuse of existing slates.
Water ingress to north gable has caused decay to timbers and water ingress around copings, works to lift coping stone and install new flashings and weatherproofing details is required.
The separation between the inner and outer faces of the side walls to be addressed by installing grouted anchors such as Helifix Sockfix or Cintec anchors through the thickness of the wall at regular vertical and horizontal centres.

## Current Condition of the Building

The lychgate is on the 'at risk' register level 4 , considered ‘vulnerable’.
The lychgate is a pedestrian passage way into the churchyard and thus to the church.

Structural concern with the lychgate is the evident outward movement of the east and west side walls. The cracking patterns and visual assessment to both side walls indicates an outwards rotation with maximum displacement to the upper mid-span locations. The differential movements between the internal and external apex also suggests there has been some separation between the internal and external faces of the side walls.

Significant defects in the roof structure, as well as decay to the timbers embedded in the north gable, the timber sections are generally undersized. Significantly the roof frames have critical defects, with the principal rafters stopping short of the apex and no tie at or near the base to stabilise the ends.
Decay of timbers at the north gable also suggest that there is water ingress problem around the copings which needs to be addressed too.

Ceiling of the lychgate - Timber joist span east two west with floorboard on top and plywood below. Due to the lack of structural integrity of the floor, the Structural Engineer did not walk on the floor but viewed it from the hatch as per risk assessment.

## Current use of the Building and Proposed Use After Works

The lychgate is the main access to St Mary's church and the churchyard. The lychgate houses an historic clock which the community council are looking after and have received grant for its repair. The lychgate structure is the only standing feature on the north side of the market square, where buildings either side of the lychgate were taking down in 70s.
The proposed work would safeguard the lychgate structure for its continued use for the community.

## Expected duration of works

8-10 weeks

Expected Start and Completion Dates (*all works must be completed by the end of February 2027)

Anticipated completion before the end of 2026.

A summary explanation of how the project meets the objectives of the grant scheme outlined in the guidance document

The objectives include;
Conserve and repair of a grade II listed building 1755 that is at risk. Given the increased amount of rain being experienced since 2020, there is an increased chance of structural decay thus these repairs will protect the building going forward.
Repair will give safe access to the churchyard and church and safe structure for the clock.
The repair of the structure will contribute to the local economy through employing local based specialist contractors.
The intent is also to install an information board describing local history around the Market Square, St Mary's Church and Llannerch-y-medd.

## 6. Conservation Statement (500 words maximum)

Describe how the proposed works respect and conserve the historic fabric of the building, identifying the building's current condition and use and how the project will respect the building's significance by restoring, preserving or enhancing the building's fabric providing a sustainable future use.

The proposed work would use anchoring systems to tie-in the outer walls, this system would allow to preserve the existing fabric. The only new materials is the timber roofing as existing structure is not fit for purpose and is part of the cause for failure of the structure. Existing slates would be re-used, allowing 50%.
The repair of the lychgate will enhance the market square of Llannerch-y-medd, with it being one of the few remaining historic features in this historic market town in the centre of Anglesey. The restoration of the clock in the lychgate by the community council demonstrates how the lychgate and clock is the heart of the small town. The clock has been serviced in 2025 and an electrical winding system provided.
The roofing structure needs to be structurally sound to support the winding mechanism of the clock.

## 7. Sustainability Statement (500 words maximum)

Outline measures to:

• Improve energy efficiency

• Use sustainable materials

• Reduce waste

• Enhance climate resilience

Use sustainable materials - sustainable British timber will be use for the contructuion of the roof and reuse of existing slate, at least 50%.
Only waste would be the rotten roofing timbers.
The walls would be tied in using anchoring system, meaning existing fabric is to be repaired, and no waste.
New roof and anchoring systems and ties would allow for the building to be climate resilient.

## 8. Budget Breakdown

Project Costs

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|---|---|
| **Total project cost, including fees (£)** | £45,000 |
| **Estimated cost of fees (£) (if available)** | - |
| **Requested Grant Amount (£) (up to 50% of total eligible costs)** | £20,000 |
| **Are the proposed works liable for VAT?** | Yes |
| **If so, are you able to recover VAT?** | Yes |

**Please provide a breakdown of costs (if available)**
Not available

## 9. Match Funding Evidence

Source(s) and evidence of Match Funding (in kind match funding can be considered):

| | Source | Amount Secured (£) |
|---|---|---|
| **1** | Currently being sought. | Currently being sought. |
| **2** | Currently being sought. | Currently being sought. |
| **3** | Currently being sought. | Currently being sought. |
| **4** | Currently being sought. | Currently being sought. |
| **5** | Currently being sought. | Currently being sought. |

## 10. Planning, Listed Building Consent and Permissions

| Please identify what permissions are required for the proposals to be implemented and the status of any such applications. Projects with live permissions will be given more weight in the assessment process. |
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| Faculty deadline for Bangor Diocese is on 20th January 2026, for DAC meeting on the 3rd March.<br>The completion of the faculty application is currently work in progress. |

## Declaration

| Declaration |
| --- |
| I confirm that the information provided in this application is accurate and complete to the best of my knowledge. |

| Declaration date |
| --- |
| **Date** 08/12/2025 |