Nathan Blanchard

From: Rob <rob@chambersconservation.com>
Sent: 15 November 2026 19:09
To: Nathan Blanchard
Cc: Nia Catrin Williams (MAL); brianapgwilym
Subject: Re: St Rhedyw's, Llanllyfni - Faculty application RB comments
Attachments: Fwd Re Matchfunding confirmation.pdf

Dear Nathan,

I hope all is well.

I spoke to Brian Jones at the MAC on Friday regarding the various questions. Firstly, I could you grant me access (if possible) to the relevant part of the portal (St Rhedyw's, Llanllyfni), as I think you'll need to do so? As the application was submitted by Paul I've not seen the supporting documents or forms (other than those we produced), so I'd just like to check them and might relate to point 6, below.

In response to the other points, see below. The query regarding the NCT funding, in particular, is a bit odd, as the faculty has to be granted prior to the NCT application being determined!

1. The resolution of the Ministry Area Council approving the works, with the date of the meeting and a certified copy, as Rule 59 requires. No resolution has been supplied with the petition.
b.
See attached extract from minutes from Brian Jones at the MAC. I'm sure Brian can forward a formal copy of these minutes if required. For clarity the reference to retrospective faculty isn't correct as no work has been undertaken to date.
2. An explanation of how the estimated cost of £60,000 relates to the tender returns, the lowest of which (Snowdonia Lime, the named contractor) is £47,500 excluding VAT. The applicant must also confirm that this price includes scaffolding, access and preliminaries.
a.
The £60,000 (I assume) pre dates the tender returns. The tender returns (of which Snowdonia Lime's tender was the lowest) include scaffold, access, prelims (all as stated in the provided schedule of works), but obviously excludes professional fees.
3. Confirmation that the funding is secured, including the outcome of the National Churches Trust grant application.
a.
The NCT grant is still to be secured. This is a counter-intuitive question as the NCT grant requires faculty to be in place before it can be determined. Therefore the faculty must come first.
4. A Form C, or a statement of how the lead removed from the porch will be dealt with. The schedule of works allows for it to be taken for credit, but the petition states that no church property is to be disposed of.
a.
This reference will be removed from the schedule of works prior to contract.
5. Drawing BDSR.01-002, which the schedule of works refers to but which has not been supplied, and confirmation of the final finish to the porch walls.
a.
Porch walls to be finished in 3-coat lime plaster. Drawing BDSR.01-002 *was superceded and covered with the information on drawing 001.*

6. Corrected Standard Information (the approximate date of the church) and consistent answers on building insurance.
a.
The MAC advises that the building is fully insured through Ecclesiastical.
7. The reasons for using bituminous sarking felt on the porch roof and an epoxy-based coating system on the historic wrought-iron finial.
a.
The use of non-bituminous sarking felts is considered detrimental in any areas where bats may be present.
b.
We consider that a two-pack epoxy paint to the finial will (in this particular case) offer best protection for the longest period, given access is always going to be difficult.

And on the suggested conditions:

8. All lime mortar mixes and pointing finishes, internal and external, are agreed by on-site trial panels approved by the conservation architect before general work begins. The internal pointing of the west gable must match the character of the existing exposed masonry.
a.
Noted, but it should be remembered that all the remaining internal pointing is very poor quality cementitious mortar, so it will need to be appropriate but can't 'match the character' of the existing.
9. The nave roof, which Cadw identifies as a very fine C15 roof, and all other internal fabric next to the west gable are fully protected while the internal scaffold is erected, in use and dismantled.
a.
Noted.
10. Lead removed from the building is not disposed of for credit or otherwise without the authority of the faculty.
a.
Noted
11. Repairs to the bell headstock are carried out by, or on the advice of, a qualified bellhanger, and their report is provided to the DAC.
a.
Noted
12. If, after inspection, any part of the wrought-iron finial, the bell fittings or the porch roof timbers needs replacement rather than repair, details are submitted to the DAC and authorised before that work is carried out.
a.
Noted.

Best wishes

Rob

Robert Chambers

Director

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On 10 Nov 2026, at 12:49, Nathan Blanchard <nathanblanchard@churchinwales.org.uk> wrote: