

**St. Michael's Church
Kirby-le-Soken**



*Produced on behalf of St. Michael's PCC
and
The Friends of St. Michael's Kirby-le-Soken.
Registered Charity number: 1057277*

**East End Project
2018**

Dear Friends

The Parish church of St. Michael's, Kirby-le-Soken is a very special building. It has stood in the village as a symbol of continuity throughout the generations and much of it is over 500 years old. It is the spiritual home of our community, where the Christian faith is taught and Christian values are upheld. A place where people can find comfort, forgiveness, love and purpose. For many it is the place where important events in their lives can be celebrated. Others simply find it a comfort to know it is there, hearing the bells or seeing the floodlit tower.

In the recent past the building has been developed so it can be used beyond Sunday Worship; for concerts, meetings and lectures. The Church is always open during daylight hours and as well as individuals dropping in, local groups such as schools are discovering the unique atmosphere and history.

Sadly, in recent years the building has shown evidence of major problems with large cracks and falling masonry. Some parts of the church have had to be roped off for safety reasons. Some work was done in 2008 on the South Wall but although there were cracks in the chancel they were not attended to at that time. Since then, they have grown progressively worse and two years ago the Morton Partnership, who oversaw the South Wall project, were approached to investigate the new problems. After much discussion, a scheme has been drawn up to make the building safe and in good order for future generations.

This little booklet attempts to show you the problem and what needs to be done, along with the costs involved. Can I ask you to read it and help in any way you are able?

Yours in faith



Rev. Mark Holdaway
Rector

Preserving St. Michael's, Kirby-le-Soken

If you would like to help us save the building for future generations, please send your contribution, however large or small, to:-

Mrs. Myra Dansie, Churchwarden
c/o The Rectory
10 Thorpe Road
Kirby Cross
Essex
CO13 0LT

Please make cheques payable to:-

St Michael's Restoration Fund

Project Costs

The Morton Partnership has produced a schedule of repair works which Bakers of Danbury, a well-respected builder specialising in this type of work, and who know St Michael's well, will undertake. Project costs are estimated as:

CDM advisor	£	865
Archaeological Investigation	£	958
Piling & Under-pinning	£	69,160
Repairs to walls & roof	£	40,371
Project Management Fees	£	8,762
Total		£120,116
VAT	£	24,023

Whilst the project is able to claim most of the VAT back from the Treasury, this does need to be paid as part of all invoices and this will also require funding in terms of cash flow.

Current funds

The Church PCC has nearly £3,000 in a designated Chancel Fund and £25,000 has been made available by the Friends of St Michael's. This still leaves a shortfall of £116,000 which we need to raise to complete the project and make the church a usable building again.

This is daunting but we hope not an unachievable project. We are hopeful that grants will be made available to us from various organisations however their support will be influenced by our local efforts and individual generosity from people such as you.

The Project

The current issues are clearly visible to all visitors - large vertical cracks where the East wall has moved horizontally away from the North and South flanking walls of the Chancel. Traditionally the wall would be stabilised by underpinning, however tests show that the clay subsoil has dried to a depth of 3.7 metres which means that underpinning is not a viable option.



After extensive deliberation by Mortons it was decided that fulcrum piles and cantilever reinforced concrete beams on the outside will be used to support the East Wall without disturbing the interior of the church.

Once the wall has been stabilised, the damage can be repaired and the internal plasterwork made safe.

Cracks in South wall of the Chancel

The Project will be implemented under two contracts with Bakers of Danbury being the principal contractor.

The first phase covers the piling which will be handled by DJE construction from Attleborough, Norfolk who are specialists in this field.

The second phase covers the repairs to the damage by Bakers.

The Morton Partnership will oversee both contracts on our behalf.

We feel that St Michael's is in good hands with The Morton Partnership being highly respected for their work on historic buildings. Their expertise has led them to be involved in many high-profile projects such as the Albert Memorial as well as overseeing the magnificent new Tower added to the Cathedral in Bury St Edmunds. They have a long history of involvement with St Michaels.



Internal cracks in South wall of the Chancel