

Diocese of Southwell & Nottingham

Care of Churches Advisory Note

Lead & Copper Theft – Practical Advice

INTRODUCTION

The theft of lead and copper from churches and other buildings is a national problem but we have been particularly hard hit in the area covered by the Diocese. In less than a year, churches in the Diocese have suffered 110 separate incidents of theft and 71 out of our 314 have been affected. There are no signs that the trend is lessening and the police have advised that it could be prevalent for up to ten years. Multi-theft at individual churches is now widespread with a number of buildings hit in excess of three times and one has had seven thefts.

THEFT VULNERABILITY AUDIT

There is a need for continued vigilance and sustained contact with neighbouring and nearby properties to encourage reporting of thefts and suspicious occurrences to the police. Churches yet to be targeted should proceed on the basis that they could well suffer theft at some time in the future. All churches should carry out an “audit” to determine vulnerability to lead theft. Wheelie bins, steps or ladders, wheelbarrows and the like should be identified and locked away or secured to the ground or building by strong chain and padlock. Wheelie bins have been used on several occasions by thieves to help gain access to the roof, to transport lead to their vehicles or to take away the lead from the church.

SECURITY MEASURES

Security measures should be considered either before or after lead theft has occurred. Security lights, infra-red beams linked to alarm systems and CCTV cameras are worth considering. The limited and careful use of anti-vandal “paint” and anti-climb shrouds around downpipes can also be effective. Ecclesiastical Insurance has contacted all churches with a small sample of “smartwater” and 500ml tins of this unique product identifying individual buildings costs £219.45 + VAT available by phoning 0845 4584584.

SPECIAL APPROVAL

The Chancellor of the Diocese has indicated that she would look sympathetically at a request to provide blanket faculty cover for the introduction of reasonable security measures to counteract the menace of lead theft. A petition is being submitted by the DAC to enable a faculty to be issued to make action on security a speedy priority following approval by the DAC Secretary and Registrar. Further details of this process will be circulated when it is approved.

SEEKING ADVICE

If advice is required to identify the potential of theft or appropriate security steps to be taken, there are a number of Crime Prevention Officers available at Nottinghamshire Police. The Church Architect, Care of Churches Department or Insurance Company are all available to give advice if required.

FIVE-POINT ACTION PLAN

Once theft has occurred you are advised to follow a Five-point action plan:

- ✓ Arrange for temporary covering to be placed over the affected area, if possible placing covers under the flashings
- ✓ Contact the Police (ensure you get an incident number) and Insurance Company; contact Care of Churches/DAC at Dunham House
- ✓ Consult your Church Architect (his fees paid out of insurance) and arrange for specification and quotations to be sought for (a) like-for-like replacement and (b) repair in alternative materials if appropriate
- ✓ As soon as possible send copies of quotes/specs to Care of Churches requesting replacement like-for-like **or** stating the case for the use of an alternative material
- ✓ With regard to straight replacement a Chancellor's Licence may be issued by the Registrar (the Chancellor has also indicated that in certain cases she will consider issuing a Licence for an alternative covering where it is similar in appearance); or a faculty application will need to be made where other materials are suggested

FACULTY & PLANNING PERMISSION

A faculty is generally required for all roof repairs and replacements other than in low cost situations when the details submitted may be considered to be de-mimimis (i.e. not requiring faculty). Planning Permission may also be required where there is a visual change to the building and English Heritage will need to be consulted where grant-aid has been given to the church.

LEAD

Lead remains the best and longest life material for entire roofs, lead gutters and for flashing. Although lead-for-lead replacement is the ideal there are increasing signs that, if replaced, lead is vulnerable to repeat thefts. At one church an entire roof has been replaced twice and an alternative is being considered for the third replacement. There are a number of churches where lead "harvesting" has occurred with thieves returning several times to remove more and more lead and to take that which has been recently replaced.

OTHER ROOFING MATERIALS

There are no roofing materials on the market which match the flexibility, durability and long life of lead. However, a number of "alternatives" are available, especially if looked upon as a temporary measure with the intention of replacing with lead when (and if) the international demand for lead and copper diminishes. The closest "look alike" material is terne-coated stainless steel or zinc, although the latter is also in demand by thieves. In limited applications on flat roofs traditional Asphalt is a possibility. There are a number of manufactured alternatives including multi-layer felt, glass fibre (GRP), rubberoid products and a very limited choice of materials suitable for bending and moulding without the need for adherence for wide guttering and flashing.

COMPARATIVE COSTS

In all cases it is advisable to seek advice from the Church Architect or Care of Churches/DAC regarding possible alternatives in given circumstances. Each case needs to be considered on its own merits and one material, suitable for one roof, will not necessarily be right for another. Roofing and flashing carried out in other materials still have substantial cost implications but are not susceptible to theft.

Some materials cost about the same or slightly more than lead, for instance terne-coated stainless steel. Generally all will be subject to similar manpower costs for stripping, preparing and recovering and the same scaffolding costs. It is recommended to get two or three alternative prices for different materials as well as for lead. This is not difficult for a Contractor or Architect once measurements have been taken.

SHORTAGE OF CONTRACTORS

There is an additional problem now with the availability of Contractors. Individual roofing firms are unlikely to be able to “drop everything” to attend to your particular roof. Generally roofing and building contractors are willing to attend quickly to place a temporary cover, plastic or tarpaulin over the roof to stop the worst of the water penetration. It is worth remembering that it could be two or three months before a full repair can be undertaken. Extra thought needs to be given to ensure that temporary covering is as effective as possible, even considering the repair of flashing to turn over the leading edge of any covering to stop water entering at the sides. Covers need to be appropriately weighted and tied to ensure they are not affected by windy conditions. Vulnerable items inside the building should be moved or covered, carpets folded back or lifted and buckets or suitable containers used to catch drips.

CONTACTS

We sincerely hope that you will find the above practical advice helpful but please do not hesitate to contact myself (01636 817211) or Jonathan (01636 817210) if you need advice and assistance. Our e-mail address is dac@southwell.anglican.org and, although the office is closed over Christmas and the New Year, I will be monitoring and taking action on my e-mails throughout the holiday.

Best wishes

Stephen F Langford
Director of Care of Churches

December 2007



Diocese of Southwell & Nottingham
Diocesan Advisory Committee
for the Care of Churches



Advice Application

**To: Mr S F Langford, Secretary, Diocesan Advisory Committee, Dunham House,
Westgate, Southwell, Notts NG25 0JL**

From: Church of _____

in the Parish of _____

We:

*FULL NAME	*RESIDENTIAL ADDRESS (including postcode)	*OFFICE HELD
	Telephone _____ Email _____	
	Telephone _____ Email _____	
	Telephone _____ Email _____	

**Please use capital letters.*

Please indicate here which of the above should be regarded as the contact address.

**ALL ADVICE APPLICATION FORMS, SUPPORTING PAPERS, PLANS AND PHOTOGRAPHS
TO BE SUBMITTED IN DUPLICATE (good quality photocopies are acceptable as the duplicated copy)**

(A) Advice Application as follows:

We hereby apply to the DAC for its formal advice on the following:

[Please **set out clearly and fully in numbered paragraphs** what you seek permission to do]

SCHEDULE OF WORKS OR PROPOSALS

***Important: If the Works or Proposals are not fully set out (see note above),
the form will be returned and this will result in a delay***

(B) Church Details

- i) Approximate foundation date of the building _____
- ii) Is the building or structure listed? *Yes/No
If so, state grade of listing Grade I/ II*/ II *(delete not applicable)*
- iii) Do the proposals affect a listed building or structure (eg tombstone) other than the church itself? *Yes/No
- iv) Is the church in a Conservation Area? *Yes/No
If so, name of Conservation Area _____

(C) Church Architect

Name: _____ We confirm that he/she has been:
Address _____ *Instructed* *Yes/No
_____ *Consulted* *Yes/No
_____ *Made aware of these specific proposals* *Yes/No
*(*delete that which does not apply)*

[Note: This information must be provided in ALL cases]

(D) PCC Resolution

The above Schedule of Works or Proposals was considered at a PCC Meeting on _____ 20 ____,
and passed [*unanimously] [*without dissent] [*by a majority of ____ to ____ among those members present & voting].
There are ____ members of the Council
We enclose a copy of the Resolution signed by the [*Chairman] [*Secretary]
*(*delete that which does not apply)*

(E) Consultation with other bodies

The following have been consulted and we enclose copy letters/notes in this regard:-

Insurance Company	<input type="checkbox"/>	Society for the Protection of Ancient Buildings	<input type="checkbox"/>
Local Authority	<input type="checkbox"/>	The Georgian Group	<input type="checkbox"/>
English Heritage	<input type="checkbox"/>	The Victorian Society	<input type="checkbox"/>
The Council for British Archaeology	<input type="checkbox"/>	The 20th Century Society	<input type="checkbox"/>
The Ancient Monuments Society	<input type="checkbox"/>		

Please tick (✓) relevant boxes and enclose copies of correspondence

(F) Contractors

Names and addresses of persons or companies proposed to carry out the above Works or Proposals:

Contractor 1	Contractor 2	Contractor 3
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(G) Estimated Cost

Estimated cost of project

£

How paid for?

[Important Note: If over £50,000, special rules apply and additional information is required]

(H) DAC Adviser(s)

We believe the following **DAC Member(s)/Adviser(s)** are aware of the proposals:-

Adviser/Member:

_____ Date: _____

_____ Date: _____

(I) Enclosures

In order for the DAC to be in a position to consider the request we **enclose in duplicate** the following:

*(Sufficient details must be provided to enable the DAC to be **FULLY BRIEFED** on the proposals and capable of making an **INFORMED** decision)*

- | | | | |
|---------------------------|--------------------------|-------------------------|--------------------------|
| ▪ *Drawings/Plans/Designs | <input type="checkbox"/> | ▪ *Estimates/Quotations | <input type="checkbox"/> |
| ▪ *Specifications | <input type="checkbox"/> | ▪ *Photographs | <input type="checkbox"/> |

Please tick (✓) relevant boxes and enclose copies of all papers

[IMPORTANT: If adequate information is not provided, the application may be returned and this will result in delay]

(J) Additional Remarks

If there is any further information to be taken into account, details should be set out below or in an accompanying statement or letter.

The statements in this petition and the answers to the questions above are true to the best of the knowledge and belief of each one of us.

Signed:

<i>(Signature of applicant)</i>	<i>(Signature of applicant)</i>	<i>(Signature of applicant)</i>
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Date _____ 20_____ ***[Please ensure the Application is signed and dated]***