

One of the unknown factors when we began this restoration program was the best way to deal with the ingress of water through the pointing. The recommended solution was to grind out the cement pointing much of which was cracked and thereby exposed the building to a high level of water ingress.

The recommended solution was to replace this pointing with a lime- based pointing which is breathable and more suited to the building. This has been done. However we have some residual issues that are a cause for concern. We are addressing these as part of the snag list which is standard practice. To be specific, we have identified areas of the building which indicate that the works undertaken have not been effective in sealing the ingress of water. This is deeply disappointing. However we are working proactively to identify the source of these problems and have agreed a scheme of works which will be undertaken prior to the major interior restoration. This limited scope of works will be undertaken, we anticipate in early 2011. Subsequent to the satisfactory completion of this work we have planned for a major interior restoration program.

We regard this work as Phase 2 of an ongoing restoration program.

PHASE 2

- Long since we have accepted that the electrical system requires renewal. This will be done and all the technical and cost elements have been addressed.
- As already indicated, significant segments of the internal plaster work will need to be renewed. These areas have been identified and their renewal has been built in to our projected costs..
- The heating system , while not entirely satisfactory, is functional. Therefore, it will not be replaced as part of Phase 2. However, we intend to seal the building as effectively as possible using the advances in insulation materials that are now available.

What has been accomplished to date is nothing less than extraordinary and we are glad to have made this progress in the restoration of this iconic building.

Our confidence comes from your support for which we are immensely grateful and humbled. This past year we have repaid €400,000 of our loan from the Kerry Parochial Trust. This has allowed the Trust to approve finance for further work for which we are most grateful for their confidence in our plans for the future.

William Crean P.P.
29th December 2010



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