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August 2023

Dear Village Life Readers

Thank you for your continued support and work continues on the Black Horse.

Volunteers continue with the many tasks and we are now concentrating on the cleaning and painting parties whose first tasks have been the upstairs flat.

Using specialist advice, we have started to do work to address the pub damp problems (exterior front and right-side elevations; internal top room and bar seating areas).

Internally – the old woodchip wallpaper has been removed and various loose modern plaster skims (they virtually fell off!). The walls immediately started to dry out and volunteers have filled the cracks and holes with lime plaster so that they can continue to breathe.

We could repaint with lime wash or distemper but neither are particularly washable, which is not ideal in a pub. Therefore, we will be using Keim Innostar interior silicate paint. Keim silicate paint is breathable and free from any plasticisers, solvents and preservatives.

Externally – the local estate sold the pub freehold in 1957 and it is likely that sometime between then and the 1980s the base was covered in concrete render. Volunteers have already started removing this and exposed a water-saturated base that, just by exposing some of it to the air, has already started drying out. The rest of the old exterior walls have had multiple layers of inappropriate paint applied and there are signs of blown bricks and modern plaster repairs.

Advice is that the concrete render is removed, then lime rendered. The old walls have all the old paint removed, blown bricks are replaced and the walls repointed with lime mortar. The walls will then have to be given the opportunity to dry and the lime mortar and plaster the opportunity to cure before deciding whether we repaint. The earliest would be 2024 as the paint cannot be applied in wet or in low temperatures.

Keim paint –when King Ludwig 1 of Bavaria wanted a paint that allowed the Italian lime fresco work he adored to survive the harsh climate of the alps, Keim develop a silicate paint in 1878.

Tenancy - We had a late-comer to the tenancy applications and this last application turned out to be very promising. All interviews have been carried out and the tenancy has been offered and accepted by the late-comer. We are currently discussing Heads of Terms in preparation for a tenancy agreement, but as soon as there is an agreement we will give me information.

Kind regards
Becky, Ben, Carol, Jane, Martin, Mike, Simon, Tony
The Black Horse Community Group committee