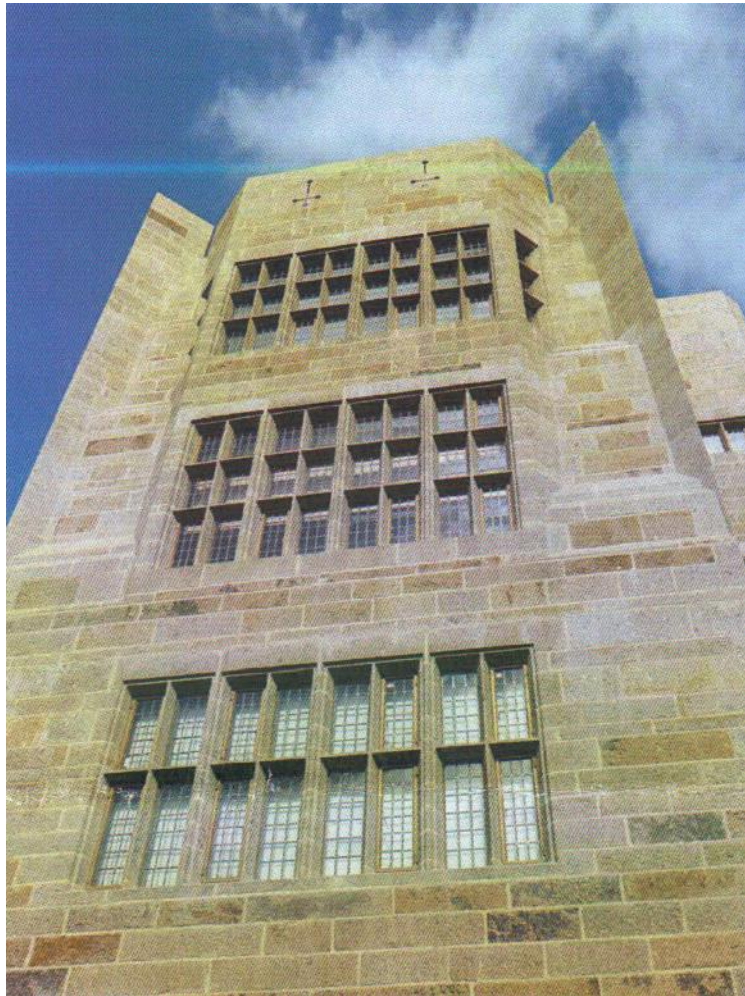


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South Elevation Sparkling

Phase 2 approaching completion

Work is rapidly coming towards a close in phase 2. The south wing has already has scaffolding removed and is looking great as the photos show. The windows sparkle in the sun - yes we do get some on Dartmoor occasionally - and already the rooms at the south end feel noticeably drier

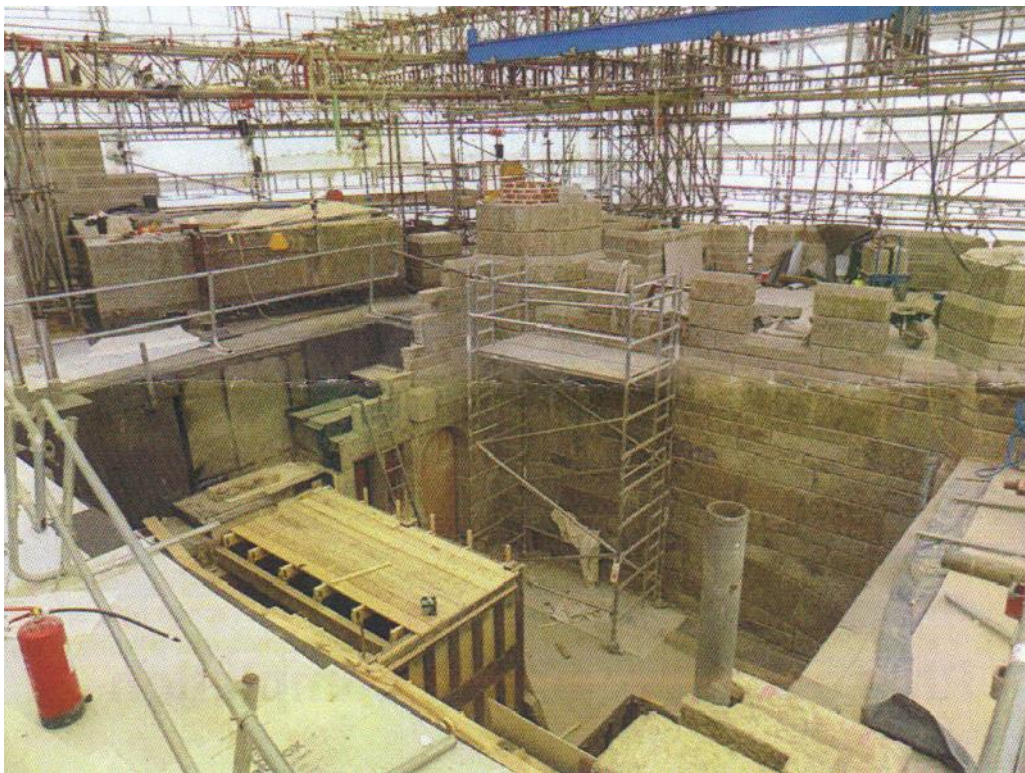
The rebuild of the central tower is almost complete and most of the parapets are now reinstated. The scaffolding in this section will start to be dismantled in October and this section will be fully revealed in November.

Progress has not been without issues. Thankfully the mastic problems experienced last year have been resolved and the sealant around the windows is now 100% effective.

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As is often the case in any building project, and particularly so in one as large and complex as this one, there are some defects to be rectified and these are being carefully recorded and analysed so that we understand why a problem occurs and also what we need to do to correct it. There are a small number of windows at the southern end that will need to be revisited to replace some small sections of mortar to ensure we have a waterproof building when everything is finally signed off.

There are also some areas of cracking in the new mortar, but this isn't a disaster as it's the face pointing that has shown some cracking, and this isn't detrimental to the waterproofing of the building.



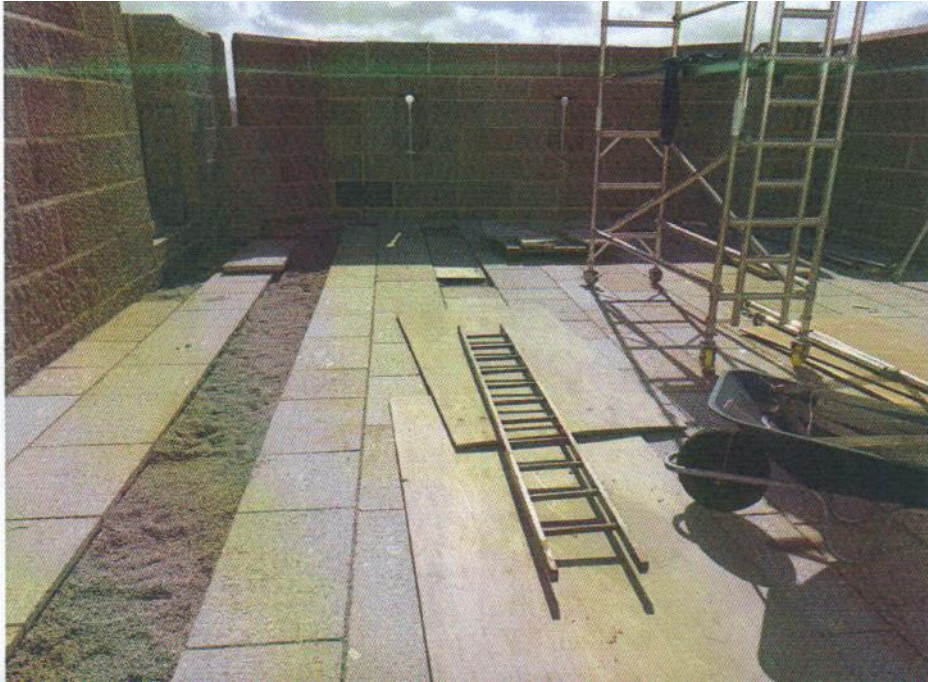
Central Tower Rebuild

The roofs around the lower sections of the central lower have to be tackled particularly carefully due to the additional risk of fire around the timber framed section. This area will be completed in the next few weeks with these sections being covered in lead sheet as it was previously, the only part of the building with a different roof construction from the remainder of the roof areas.

More widely the recovering of the main roof areas is almost complete. The Bauder membrane is in place over 95% of the roof and in many areas the construction above is also now in place. On the south wing the insulation, drainage layer and

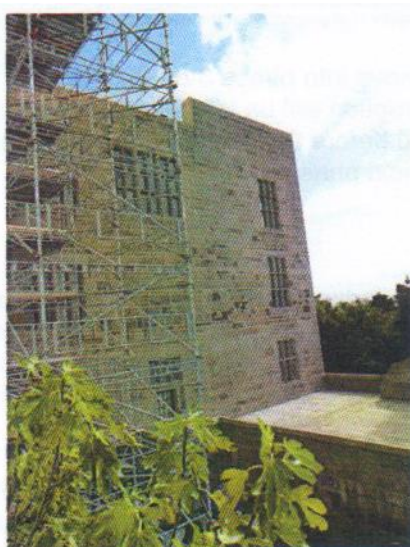
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paving are well advanced and the reinstatement of the original architectural vision already looks superb and will be even better when it is completed.

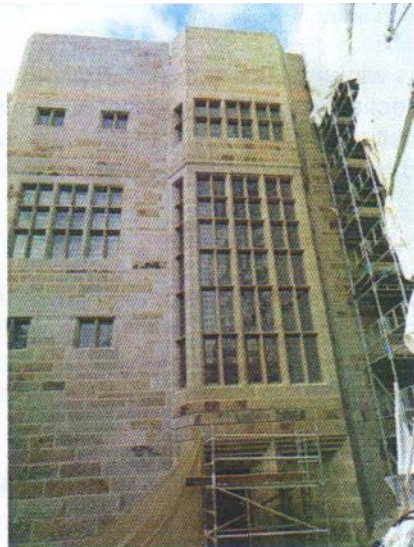


South Wing Roof being paved

Almost all of the windows removed in the phase 2 works are now reinstated. As mentioned above the mastic sealant is now 100% successful and the windows themselves have been completely overhauled and repaired as well as UV film being applied to protect the interiors and collection from harmful UV light.



South Wing Roof after scaffolding was removed



East Window

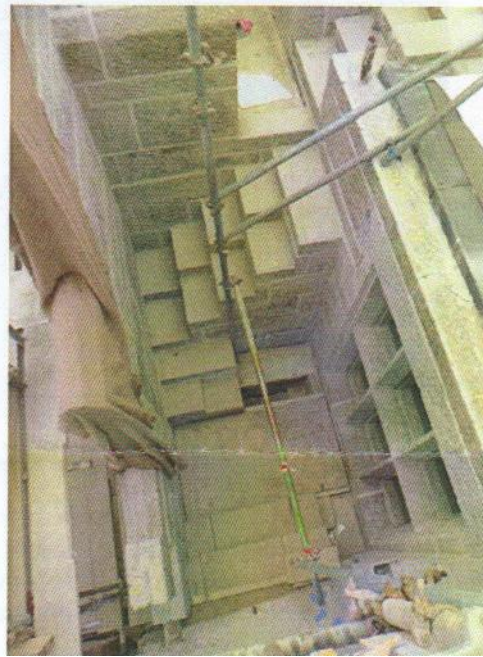
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For a number of reasons the work has taken longer than expected. A combination of weather, mortar problems and a number of construction problems discovered during the works which have taken time to solve and have needed a considerable degree of additional work on site to overcome.

As the photos below show the level of complexity in some sections of the roof -these show the east side of the central tower - the setting out and rebuilding needed is complex and time consuming. The number of level changes, different parapet heights and the complexities of the waterproofing solution apply across the roof but are amplified in a small area such as this.



Parapets rebuilt on the central tower



Complex geometry on the east side of the central tower

This winter will be a transitional period as we move into phase 3 on the exterior. The collection was all moved last winter and so disruption will be less however we will be installing the final sections of protection needed before the work on phase 3 begins and setting up the site and scaffolding for the next phase.

Phase 3

Through the spring and summer we have been working closely with the design and contracting teams to finalise the scope and cost of phase 3, which is the works to the north wing. This has taken a great deal of time and effort from all parties and thankfully we are now getting to a point where we can press ahead with the final phase of repairs.

As ever the devil is in the detail and the programming and costing of such complex works isn't an easy task. We are also looking hard at the scaffold design to try and simplify it as much as possible while still retaining sufficient protection and access

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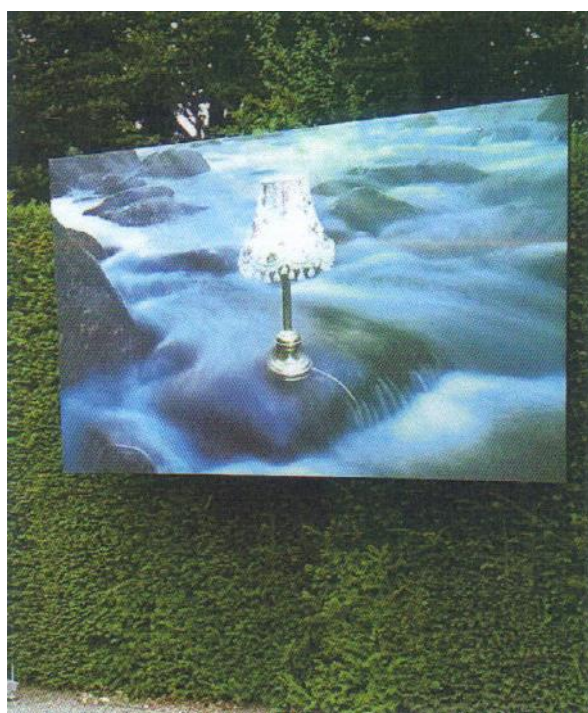
for the works and of course, vitally important, the public viewing platform which has been such a popular part of the visit over the last couple of years.

Visitor Engagement

The new art installations have been in for almost a full season and as part of the overall visitor experience, have generated a large volume of visitor feedback. Responses have varied from those who love the installations, sometimes even preferring them to the original interior; those who aren't so keen but understand the reason behind them and are glad the castle has stayed open despite the building work, and those who dislike them and believe that the castle should be kept as it was or kept closed.

There is certainly more of a sense that there is 'something for everyone' as working with multiple Creative Partners offers greater variety, and visitor comments also suggest that families are finding the new installations make a visit more accessible and interesting for our younger visitors.

The visitor experience is constantly reviewed and we have addressed some of the issues to assist visitors in looking at the installations including providing additional interpretative information. In July, an installation of large-scale images by Mike Smallcombe was hung in and around the formal garden and the estate which has refreshed the experience. These new installations have prompted a new partnership with Devon art teachers who are devising visits for their students linked to the artwork during October.

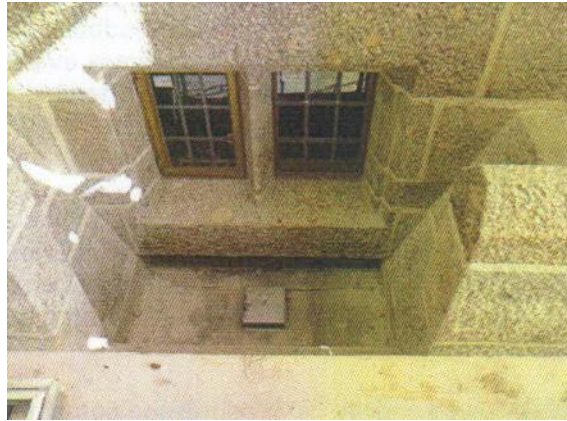


Photographic installation in the garden

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Fundraising

Our fundraising efforts continue and a number of individual donations are much appreciated. One of the windows recently completed above the entrance door of the castle was specifically sponsored by a Charitable Trust. We are still actively seeking further support and our fundraising efforts continue.

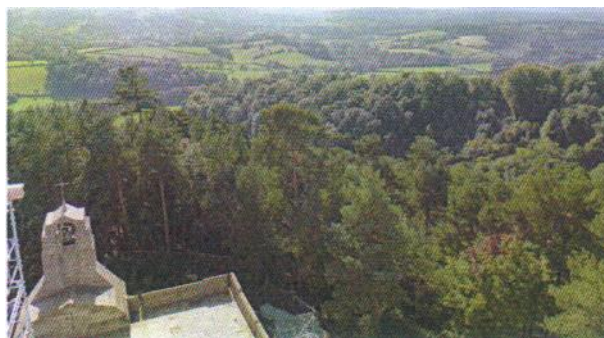


Repaired window above the front door

What's next?

The present phase will be drawn to a close over the next couple of months and then the focus will move to Phase 3. After learning lessons from the present phase the approach will start with a concentrated effort from the start to undertake all the dismantling as one operation. This should reveal all the problems as early as possible and hopefully that will give flexibility for work to progress on the more straightforward areas while additional design work is undertaken on any difficult sections.

For the start of the 2016 season we should have a complete scaffold with viewing tower and the site compounds and visitor routes all settled, signed and ready to go.



The view that will be soon enjoyed from the roof again.