

HOLWELL VILLAGE HALL - BUILDING NOTES

18 September 2011.

In the Chairman's Report 11 May 2011, I referred again to the condition of the Hall. This is a well known topic, and a 10 year life span had been estimated – some 3 years ago!

An inspection was made in the company of Peter Eastes and Chartered building Surveyor, who is well known to me and has experience of this type of building. The conclusion of our visit is as follows and is here for consideration so we may discuss this further at our 29th September 2011 meeting.

The main point of this exercise is to look at the main building elements, and detailed or services eg electricity, drainage, lighting, decoration for example.

Overview - The building may only have a 10 year life and our existing and new funds be put to maintain the present building. This is not a satisfactory position, however the following notes illustrate that conclusion. This assumes the Hall has a reasonable demand for similar uses as today. It also assumes no major new income stream and a continuing use of the Hall.

Roof and structure-

Before considering the expense for the rebuild of the outmoded kitchen, the roof and walls of the main building at least should be in such order to provide a stable structure with a minimum of 25 years life.

The present roof is poor and confirms a possible 10 year life. Any renewal of the roof will entail, a) compliance with the current Building Regulation in terms of specification, b) expensive removal and disposal of the existing roof coverings which are asbestos sheets, c) and the possible requirement to strengthen the existing wall structures in order to take any increased loadings. The latter probably means the removal of the wall coverings/cladding to access the framework and the introduction of any improvement to structural integrity.

Overall this will be very expensive, estimated to be in excess of £50,000 net of VAT. It is highly likely the existing foundations (or lack of them) may not allow such. Very high risk.

Existing considered Option - Renew kitchen and porch- taking existing building structure –

There appear no foundations for the kitchen. To remove the structure, provide foundations, build new walls, roof and floor, amend services, (power, heating, lighting, drains etc) build new, and fit out, without cooking facilities, ie heat only, new sink, storage, with a porch area and entrance, could cost upwards of £12,000 exc VAT.

The proposal for this project would be sensible only if the rest of the building would be available for at least 25 years. It will not be. At the margin then at 10 years, a sum of circa £12,000 may look expensive.

It is not known how involved the Local Authority may become due to the Hall's public use. The Planners and Building Control will certainly have input in the event of renewal. Also we would need

to consider Environmental Health, access for the Disabled, and Fire Risk assessment, professional fees, and compliance with CDM Regulations. This list is not exhaustive.

DISCUSSION AREAS.

There are a number of discussion areas around these points.

1. To do nothing and use the cash for maintenance – but see 4 below.
2. To renew the kitchen and hope all goes well – risky.
3. To try and do all the works and raise say £80,000 min – and take it to the next stage of specification with possible consultation with Planners and Building Control.
4. Try a remedial spray covering for the roof, overhaul rain water gutters, improve drainage to kitchen, and provide new entrance door.

A careful look at our insurance buildings cover is also needed as the Hall is not well maintained. Maybe a strong wind could cause damage or another hard Winter.

In these the use of the Hall requires careful thought, and Lynne has suggested a questionnaire which is good, and its content to be agreed. If the use it to decline then 1 is the only option.

If the use is to increase then perhaps consider 3 but undertaking further detailed work on costs as this is the first step only.

Hope this helps .

Bruce Duncan.