

## **Compton Millenium Pavilion**

### An assessment of sinking fund requirements



This report is prepared in order to assist in the creation of a sinking fund to provide for the long term maintenance of Compton Pavilion. It is not a detailed condition survey and only looks generally at areas that are likely to require attention over a 25 year time span and advises on the cost implications.

#### Building Regulations

It should be noted that there are serious implications for all maintainers of buildings as a result of the recent upgrading of the Building Regulations. The government has recognised that reductions in energy use cannot be achieved without action to upgrade existing building stock and hence has made the conservation of heat & light sections applicable to existing buildings. This is to be achieved by requiring that any renewal of a building element is subject to the latest regulations. For instance, if a floor or ceiling is renewed then it must be insulated to current requirements. This will result in increased capital expenditure but hopefully lower running costs.

## Introduction

The pavilion was constructed in 2003 and as such is in 'close to new' condition. I have identified the following broad areas that will need to be considered for attention within the timescale and to which sums of money need allocating at today's prices.

Minor annual general maintenance.

Major repair of the fabric of the pavilion.

Major renewal of fittings and finishes within the pavilion.

I have taken Year 1 to be 2008.

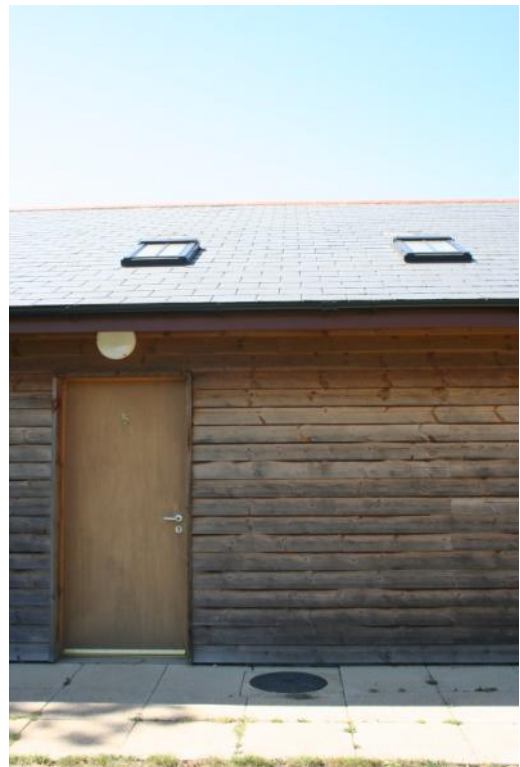
### Minor Annual General Maintenance

A sum is required to cover the myriad of small items that can require attention to ensure the continued operation and finish of the building.

Allocate £1000 per year.

### Major Repair of the Fabric of the Hall

The external faces of the building are mostly either Eternit slate roof covering or feather edge softwood cladding. The Eternit has a guarantee of 30 years on its life and will likely survive to 50 years at least. The only major part of the fabric that is likely to need replacement within the 25 year time span is the softwood timber cladding and then probably only on the exposed faces, particularly the east elevation. The roof overhang gives good protection on the west and south sides but is lacking to the east and north.



The lower boards are particularly vulnerable not only to direct rain exposure but also to the rebounding of water from the hard paving which the boarding nearly touches.

The sun can also beat unobstructed on this elevation and the combination of wetting and drying will tend to cause deterioration in the condition of the boarding within a 15 year period. Allow a sum of £3000 to renew the boarding on the east side in year 10 and a sum of £1500 for the north side in year 15.

The ply doors and softwood frames are vulnerable on the east elevation and I would expect to see deterioration at the bottoms of the frames by year 10.

Allow the sum of £3000 for the renewal of the five doors and their frames in year 10.

The double glazing to the six Velux windows will fail at around 15 years so a sum of £2000 should be allocated in year 10 for their replacement.

The protected double glazing to the windows will probably survive longer. Allow £2500 in year 15.

### **Major Replacement of the Fixtures & Fittings in the Pavilion**

An allowance must be made for internal redecoration once every 5 years. Allow £2500 for this work.

Sports pavilions tend to take a bashing even noting the robust finishes used at Compton. The slatted changing room benches and the toilet partitioning & doors are the most vulnerable. I would expect the benches to need the slats renewing in year 7 and the cubicle partitions in year 12. Allow £2000 and £2500.

The floor finishes to the lounge & associated areas will need replacing. £2500 is allocated in years 6 and 16.

Replace kitchen units appliances and bar fittings in year 18, £8000.

Replace wall & floor tiling to shower areas etc in year 20, allow £7000.

### **Groundsmans Hut**

The hut is boarded and will require reboarding in year 15. Allow £6000 including the doors.

It may be that some boarding lasts longer but equally some could require renewal earlier.



SHAWFORD PARISH HALL - SINKING FUND ASSESSMENT

Costs are current ex Vat with no allowance for inflation

YEAR	ANNUAL MAINTENANCE COST	ADDITIONAL ITEM	ITEM COST	TOTAL COST	FUND PAYMENT	YEARLY BALANCE	RUNNING BALANCE
1	£1,000.00			£1,000.00	£2,500.00	£1,500.00	
2	£1,000.00	Decoration	£2,500.00	£3,500.00	£2,500.00	-£1,000.00	£500.00
3	£1,000.00			£1,000.00	£2,500.00	£1,500.00	£2,000.00
4	£1,000.00			£1,000.00	£2,500.00	£1,500.00	£3,500.00
5	£1,000.00			£1,000.00	£2,500.00	£1,500.00	£5,000.00
6	£1,000.00	Floor Finishes	£2,500.00	£3,500.00	£2,500.00	-£1,000.00	£4,000.00
7	£1,000.00	Benches, Decoration	£4,500.00	£5,500.00	£3,500.00	-£2,000.00	£2,000.00
8	£1,000.00			£1,000.00	£3,500.00	£2,500.00	£4,500.00
9	£1,000.00			£1,000.00	£3,500.00	£2,500.00	£7,000.00
10	£1,000.00	Boarding, External Doors, Velux glass	£8,000.00	£9,000.00	£3,500.00	-£5,500.00	£1,500.00
11	£1,000.00			£1,000.00	£3,500.00	£2,500.00	£4,000.00
12	£1,000.00	Decoration, Cubicles	£5,000.00	£6,000.00	£3,500.00	-£2,500.00	£1,500.00
13	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£5,000.00
14	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£8,500.00
15	£1,000.00	Boarding, External Doors, Window glazing	£10,000.00	£11,000.00	£4,500.00	-£6,500.00	£2,000.00
16	£1,000.00	Floor Finishes	£2,500.00	£3,500.00	£4,500.00	£1,000.00	£3,000.00
17	£1,000.00	Decoration	£2,500.00	£3,500.00	£4,500.00	£1,000.00	£4,000.00
18	£1,000.00	replace kitchen & bar fittings & Appliances	£8,000.00	£9,000.00	£4,500.00	-£4,500.00	-£500.00
19	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£3,000.00
20	£1,000.00	Ceramic Tiling	£7,000.00	£8,000.00	£4,500.00	-£3,500.00	-£500.00
21	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£3,000.00
22	£1,000.00	Decoration	£2,500.00	£3,500.00	£4,500.00	£1,000.00	£4,000.00
23	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£7,500.00
24	£1,000.00			£1,000.00	£4,500.00	£3,500.00	£11,000.00
25	£1,000.00	Boarding, Doors, Velux glass	£8,000.00	£9,000.00	£4,500.00	-£4,500.00	£6,500.00