

Shawford Parish Hall

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 Shawford Parish Hall. 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 original Parish Hall was extended some seven years ago and much was done at that time to ensure the long term sustainability of the building. However there remain certain areas of the old building needing attention together with some problems associated with the new. 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.

Minor annual general maintenance.

Major repair of the fabric of the hall.

Major upgrading of the fabric of the hall.

Major renewing and upgrading of fittings and finishes within the hall.

Major works to repair and upgrade the fabric, fixtures and fittings of the Caretakers Cottage

Minor Annual General Maintenance

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

Allocate £2000 per year.

Major Repair of the Fabric of the Hall

The structure of the buildings making up the hall is generally very sound. However the main hall floor requires attention so as to avoid potential costs in future.

The floor boarding is generally very sound and will last for many years apart from two

factors that will influence its longevity. The external ground level aligns with the floor and whilst this is useful for escape door purposes it has resulted in damp penetration as evidenced by the replacement of boards close to the rear escape doors. Ways should be sought to lower the ground level and incorporate ramps to the doorways.

Another related factor is the apparent lack of ventilation to the sub-floor. It was reported to me that when boards were renewed some joist ends were found to be rotten and needed replacement. It is important for the longevity of the floor that a proper investigation is done to ascertain the extent of any rot problems and that the ventilation of the sub-floor is improved as a matter of urgency.



I think that a sum of £500 should be assigned to an investigation involving the removal of perimeter floor boards to view the state of the joists and a further £1500 to excavate & install vent ducts from the sub-floor to above ground level. This expenditure could save more serious problems in the future. For the purposes of this exercise I am assuming that some problems will be found with the joists and have allocated £2000 in the second year for remedial works. If total renewal of the joists becomes required, involving lifting the boards and also inserting insulation then a sum of £8500 should be allocated.

A similar investigation should take place for the kitchen floor which also lacks adequate ventilation and could be included within the above figure for the main hall investigation. I understand that some of the joists to this area were strengthened during the extension works.

It is impractical to greatly improve the ventilation to this floor so I suggest that this floor may gradually fail and should be converted to a solid floor on the long term. I have allocated £5000 in year 13.

Although the roof covering has many years life left, in 25 years it will need major works to timberwork and retiling. I have allocated £25000.

The flat roof to the store has inadequate falls and suffers from ponding. The life of the felt will be greatly reduced by this and the covering should be replaced within the next 5 years with a modern single ply covering, on the deck modified to give greater falls. The deck seems sound but will suffer if the covering fails. I suggest an allocation of £5000 in year 5.



The store floor is suffering damage from sharp objects being dragged over it. Consideration should be given to repairing it and coating it with an epoxy finish. £2000 is allocated as an extra.



Major Upgrading of the Fabric of the Hall

The insulation to the main roof spaces is 100mm thick and well below the 250mm fibre thickness currently required. I have allocated £1500 in year 4.

The original sash windows on the north side of the main hall need replacing to match the new ones on the south side. I have allocated £2250 in year 6 for this.

The existing electric heaters are expensive to run and in some cases inadequate and a gas central heating system could be installed. Solar water heating could also be considered. I have allocated £7000 for a central heating system.

Consider insulating the store area as an extra item.

Major Upgrading of the Fixtures & Fittings in the Hall

The carpets will need replacing. £2500 is allocated in years 6 and 19.

Replace kitchen units in year 18, £6000.

The floor boarding to the main hall may need replacing in 20 years time although may last longer and a sum of £9000 is shown in the alternative cost column for year 20.

Major Repair & Upgrading of the Caretakers Cottage

The cottage is in need of major refurbishment. It suffers from damp and some timber infestation and needs the modernisation of fixtures and fittings.

Ideally a total refurbishment costing some £40,000 is necessary but it may be possible to limit this to the bare necessities of making the fabric sound for around £20,000.

Items needing attention include: installation of injected dpc, renewal of floors, replastering after dpc installation, rewiring, replumbing, roof insulation, timber treatment, works to the roof and chimneys, new kitchen units and new sanitaryware and redecoration throughout.

