

Notes from the meeting about the Village Hall – 10/11/17

Those present: Bryan Duncan, Jonathan Burch, Liz Thomas, Karen Forster

Apologies: Sue Jackson

Using the list on page 25 of the Surveyors report, the following was discussed and agreed:

Item 5 in the Ceiling Boarding. Bryan stated that the Glass Fibre board was installed less than 3 years ago. He cannot trace, from the roof or looking at any possible ingress through the pointing, how the leak occurred. Bryan plans to paint the ceiling with damp sealant. Bryan had two builders look at it as well and they could find no fault either. It was agreed to monitor this.

Item 1 – Cllr. Simpson and Cllr. Caplin are planning to discuss the wet rot with Mr Lewis next door. It appears that there may be an issue with the damp proof course and the run off from the shed roof. Karen explained that it appears that the piece of land between the hall and the next door property is not registered. The solicitor is dealing with this issue. The wall that is on this piece of land should not have been built on it and therefore it might be an idea in the future to knock it down so as to access the land.

Liz will purchase a damp metre and they will check the readings monthly.

Item 2 will be put on hold whilst item 1 is in progress. The issue is whether the damp proof has failed and this cannot be determined until solutions to the first item has been put in place.

Item 3 – Channel gully drain outside the front door. Bryan and Jonathan are to test all of the drains/runoffs to understand where they go. They will then organise a channel outside the front door to the best soak away.

Item 6 – It was agreed that the front doors need replacing in entirety and would be better in uPVC with a key pad access, conforming to requirements for wheel chair access and providing better security. Karen will arrange for 3 quotes for double door replacement.

Item 7, 8, & 9.- Liz is to discuss with a roofer/builder getting a quotation on the slipped slates, chimney stack and ridge tiles. It was agreed that this was important to fix quickly. It was agreed that if the quote was less than £500, the work should go ahead. The cost would be met by the Council. If it was greater than £500, discussion as to what to do would be required.

Liz and Bryan agreed that this could be the opportunity to review the relationship between the Council and the management committee. Karen said that when she was at Denmead, they owned the building and the management committee leased it. The Council was responsible for the structure of the building and the management committee was responsible for the running costs. Bryan will discuss this with the management committee at the next meeting and Karen will add an item to the agenda for Council on 11th December so that their recommendations can be put to council.

It was also agreed that the other items such as the blown plaster and repainting will be left until the damp has been solved.

Karen Forster

Further Email

Subsequent to our meeting, Jonathan and I examined the run of the drains to the best of our ability;

Drain to the right of the building - unable to trace, probably goes to soak-away on Mike's property.

Drain in doorway - unable to trace, probably (illegally?) goes to the nearby foul drain.

Drain to the left of the building (including waste from kitchen) goes to storm-water drain on footpath.

Whilst we were in our meeting, Mike took the opportunity to aim his hose onto the roof of the building from his garden. The result was that the initial flow of water, on its way back down the slope of the roof, jumped straight over the gutter and fell to earth. On examining the gutter and roof, it would appear that the slates protrude from the building so far that they nearly reach the far side of the gutter.

Having looked at the drains, whilst we do not know where they go, they do appear to work and although it may be the current thinking to lay a gutter in front of the doors, it raises further questions such as; A) are we sure that the drain by the front door does not do its job and,) where is the water in the gulley to go?