

GRAVELEY CAMBS VILLAGE HALL List of proposed works and repairs January 2024

Note all subject to village consultation February 2024 in respect of the future use requirements of the Village Hall.

EAST FIX -via volunteers.

Main Hall skirting board -Some sections of are showing signs of deterioration that will need replacement.

Fire Exit Door – sometimes difficult to close and secure. Requires the open/close mechanism to be cleaned/oiled and monitored.

Storage- Better storage facilities are required to house equipment used for village activities, maintenance and use of hall equipment, etc.

Currently these items are either stored in the external sheds, the Kitchen units or squeezed into the Fire exit /female toilet area. Consideration to be given to install suitable storage units in place of the filing cabinets within the Fire Exit recess area. (Post 08/11/2023 meeting note -two filing cabinets are now empty that can be removed)

MIDDLE GROUND COST (Level and cost to be investigated)

Attic - This has some items stored that need to be cleared, some sections of plasterboard have deteriorated exposing the timber lathes and the existing insulation needs replacing (Note an earlier quote in July 2021 stated circa £1500 to complete this work).

Window timber –two are showing signs of deterioration, one located in the entrance lobby and the second on the gable window. Needs to be repaired or replaced with new PVC.

Internal Brickwork – Evidence of leaching salt from the mortar within areas of the lower walls. Suggest this could be scraped back, re filled then sealed and re painted.

Wall Dampness – Some damp within the female toilet external wall and the entrance to the kitchen extension (the old fire chimney wall) -to be investigated and monitored.

Kitchen – Evidence of damp either from the floor or behind the kitchen units. Consideration to remove and replace the floor covering including sealing as appropriate. Consideration to replace all Kitchen units with modern including high level oven. Also see note regarding storage below.

External Works –

- Some low-level rendering to the outside of the kitchen extension has broken away - needs investigation, possible damp issues, etc.
- Sheds (old toilets) Facia boards and windows require replacement /repairing. Note the existing roof is corrugated asbestos cement.
- Ground surface and drain covers are uneven, thin and braking up - are not suitable for vehicles. Consideration to be given to future use.
- Drainage is shared with the Old School House. The occupiers Mr and Mrs Drysdale have location drawings, drainage depths, etc.

EXPENSIVE WORKS

Heating and Lighting – These are very old units which should be replaced with modern energy efficient units, consideration to be given to lighting that can be dimmed.

Electrical Installation – Generally this is a mix of very old with some new add on's, many cables overlap and some sockets and light fittings are visually redundant. The hall should be completely rewired/upgraded to modern standards and all traces of previous wiring/sockets/lighting, etc removed. **Note this is considered to be priority works** (Note an earlier quote in July 2021 stated circa £6,750 plus VAT for the rewiring element of this work).

Windows PVC – At least three of the double-glazed panels have blown causing internal condensation and some of the external stick-on beads have fallen away. Consideration to be given to evaluating cost to either replace the failed units with new to match the existing - or replacement of all the windows.

Noise Insulation Party wall with the Old School House - Impact of noise when the hall is used for parties, dancing, exercise and potential future use of the new TV system speakers, etc. Possible installation of noise reduction insulation system.

Note: this could be associated with heat insulation and acoustic lining measures to the remainder of the hall.