

Agenda Item 9

Renovations needed to the changing rooms at Barrowford Cricket Club:

Background: The Club has seen a deterioration of the clubhouse over the last few years brought about by both vandalism and the inability to generate sufficient funding to rectify the matter. The vandalism predominantly to the exterior of the clubhouse and the temporary boarding up of the windows and doors has given the building the appearance of being derelict and given its isolated nature has led to increased vandalism.

The problems have been compounded by an ongoing problem with the electrical supply to the building and its implications both to lighting and amenity of the building leaving it unvisited at night and during the out of season months.

The Cricket Club has used a small petrol generator to provide a limited electrical supply on match days but has the drawback of limiting the wattage available for use and is expensive to run.

Immediate Needs Prior to the Cricket Season:

Roof: The most essential repair needed was the roof to stop the ingress of rain water and prevent further damage to the interior fabric of the building. Two sets of repairs have been carried out which have replaced most of the broken tiles to both the changing room and storeroom roof. The work is not yet quite complete as access to certain areas of the roof is hampered by the dilapidated plastic roofing sheets to the veranda at the front of the building. The remaining roofing work will be carried out when these sheets have been removed and access to the affected areas of the roof is improved. Some additional works will be needed to reinstate the toughing's to the front of the building and repairs to the rear toughing's & downpipe.

Exterior Doors & Windows: The majority of the windows are either showing signs of rot or have been vandalised and are consequently boarded up. There are three external doors on the building one on each gable end that accesses the toilets and a double door to the front to access the changing rooms. The two toilet doors have been vandalised and are currently boarded up. The Front French door has at some point been replaced with a solid timber set of doors and a steel gate to the outer to prevent break-in. The Door although sturdy allows no light through and gives the clubroom/kitchen a dark and dreary appearance.

The building needs new window frames throughout preferably upvc with toughened double glazed units. These would need to be protected with 25mm mesh panels to the exterior to help prevent vandalism and break-in. The two toilet doors need replacing with upvc with toughened glass to the top and a solid panel to the bottom. External security to these doors could be provided with the adaption of two steel security gates recently removed from the village toilets at a limited cost. Roller shutters have been investigated but at a cost of over £500 per door would be cost prohibitive. The front would again benefit from upvc French doors but the current gates would either have to be strengthened or replaced.

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Toilets: The Ladies where the electricity and water enter the building needs a new wash basin and a vanity mirror which has been smashed. The cubicle door is useable but the toilet although serviceable needs a new toilet seat. Other damage has occurred to the blockwork adjacent to the door and will need to be assessed by a builder. The ceiling shown no sign of water damage but could perhaps need to be re-skimmed.

The gents need both the sink and the toilet cistern reattaching to the walls, the cubicle door is usable but the store cupboard door has been totally destroyed and would need replacing. The ceiling shown no sign of water damage but could perhaps need to be re-skimmed.

Both toilets would benefit from a deep clean and repainting.

Changing Rooms and Kitchen:

- The Left hand changing room needs repairs to the water damaged ceiling although this is the least damaged in the main building. Again repainting would improve the room.
- The right hand changing room has more severe water damage and could possibly be half re-boarded and re-skimmed but given the low unit cost of plasterboard and the possibility that due to the age of the building modern board thicknesses may not be compatible it may be more cost effective to replace the whole ceiling.
- The kitchen area is where the most expense will occur the whole ceiling will need to be replaced. The Kitchen area is both dated and in a poor state of repair and will eventually need complete replacement due to the lack of continuous electrical supply food storage in the fridge/freezer is impossible and only a microwave and low energy water boiler are currently feasible. All equipment will need Pat testing and an inspection of existing wiring is recommended. The Kitchen would again benefit from deep cleaning and repainting.

Work required in the next 6-18 months:

Dependant on funding the three most essential works required is:

1. Reconnecting the building to mains electricity.
2. Rewiring the building to current 17th/18th edition regulations.
3. Total replacement of the kitchen.

Immediate Costings:

If the majority of the nonskilled work can be undertaken by volunteers and with Parish Council handymen help costs could be kept to a minimum with tradesmen only required for essential works.

Roof:

Removal of Veranda to front	25.00
Replacement of tiles	50.00
Fascia & Soffit Repairs	160.00
Troughing	88.00

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Installation	150.00
Total	473.00

Exterior Doors & Windows:

Exterior Doors & Windows	
2 x 1.82 x1.17 three pane centre opening	325.22
4 x 0.46 x1.03 single pane obscured glass	244.52
1 x 137.5 x 101.5 two pane	92.21
2 x 2.14 x 0.86 doors	458.36
1 x 2.13 x1.75 French Door	512.90
Installation Cost Silicone Fixings	650.00
Total	2283.21
Vat	336.64
Total Inc. Vat	2619.85
Window Security Screens	
2.4 x 1.2 25mm x25mm 12 gauge wire panels x 3@ 25.80ea	77.40
3 x2 12ft x 14 @ 4.82 each	67.48
Fixings 140mm x10mm pack 10 at 1.74 per pack x 7packs	12.18
mesh fastenings and washers	30.00
Total	187.06
Vat	37.41
Total Inc. Vat	224.47
Door Security Gates	
Refurbishment of recycled toilet gates and fixings.	350.00
Repairs/strengthening to existing French Doors gates.	350.00
Total	700.00
Vat	140.00
Total Inc. Vat	840.00
Combined Total	3684.32

Toilets:

Ladies:	
Plumbsure Falmouth Half Circle Full Pedestal Basin	40.00
Cooke & Lewis Bailey Toilet Sea	12.46
Armitage Shanks Sandringham Chrome Basin Tap, Pack of 2	20.84
Fixtures & Fitting Plumbing Connections	25.00
Repairs to wall	25.00
Installation Work	75.00
Gents:	
Fixings for Sink & Toilet Cistern	3.00
Door for Storage Cupboard Inc. hinges lock and handles	65.00

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Paint for both toilets	70.00
Cleaning materials	5.00
Total	341.30
Vat	68.26
Total Inc. Vat	409.56

Changing Rooms & Kitchen

Repairs to all Ceilings	
16 Plasterboards 2400 x1200 x12mm fire retardant @7.92 ea	126.72
10 bags multi finish at 5.15 per bag	51.50
Screws Scrim etc.	25.00
Labour cost	450.00
Kitchen area immediate repairs Inc. testing	250.00
Paint	125.00
Total	1028.22
Vat	205.64
Total Inc. Vat	1233.86

Estimated Total Costs Initial Work

Roof:	473.00
Exterior Doors & Windows:	3684.32
Toilets:	409.56
Changing Rooms & Kitchen	1233.86
Total	£5800.76

These costings reflect the Clerks opinion of the initial works that need carrying out within the next six months but by omitting some items felt not be essential could be tailored to suit reflective needs and funds. The costings are based on most of the manual work being carried out by both Council handymen and volunteers from the cricket club.

Longer Term Repairs:

Re-establishing an Electrical Connection:

Reconnecting the electrics to the mains is one of the most essential jobs to ensuring the future use of the cricket pavilion because without an adequate electrical supply use is restricted to daylight time and the current use of a generator will not provide for any water heaters or heating.

The reconnection should be viewed in four parts:

- Laying of the cable from the source to the pavilion.
- Adequate consumer unit and connection to cricket pavilion.
- Connection at the source end. (football pavilion)

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- Re-instatement of trench and excavations across footpaths and the cycleway. This work will need the co-operation and approval of the Parks Department and discussions have begun.

Wiring within the Cricket Pavilion:

The electrical system within the cricket pavilion dates back to the 1980's and as such is 30 or so years old. When a new supply and a consumer unit is installed this may be time to look a complete rewire with the conversion of lighting to low energy LED and the introduction of water heaters for both the kitchen area and toilets. Some form of electric heating could be looked at for the pavilion dependant on power supply wattage.

Kitchen:

The whole kitchen area would benefit from a complete renewal as most units are at least a decade old. All appliances should be upgraded and replaced as funds allow providing a clean usable area capable of both producing cold and hot food with cold storage of fresh ingredients.

The Costs of these additional Phases:

Some estimating works have been carried out and a working figure would be:

- £4000-10,000 for the reconnection of the electrical supply dependant on route used and connection costs.
- £1400-1750 for a complete rewire with low energy lighting and water heaters to the kitchen and both toilets.
- £1500-1800 for the kitchen dependant on appliances.

The additional works could vary in cost from between £6,900 and £13,550 mainly dependant on electrical supply costs. All the money identified in this report will need to be sourced from appropriate grant awarding bodies and as such may take some time to identify.