

The Hallmark assessments carried out in the last 12 months were very complimentary about the overall state of the building both external and internal.

Building External

All work on renewed gutters and downpipes, and on fascia boards and minor roofing repairs, as done over the last two years, is still in a good state and performs well.

Brickwork, woodwork and plastic are all in acceptable condition with adequate decoration. The recently cleaned tiled roof looks very good, remaining moss free and leak free. The front face of the building will be tidied by some patch re-pointing. There are no further signs of settlement. Some re-cementing work around the front entrance pillars is also awaiting repair. The capping on the flue chimney should be checked when convenient.

Steps are in hand to replace the side entrance ramp with a better handrail. The fire exit by the furniture store is getting a threshold that is more wheelchair friendly.

Grounds

Despite the warm winter, the car park is continuing to break up and potholes are being filled with Quickcrete. With adequate vigilance in this maintenance we believe that a safe car park can be used until we are ready to rebuild it either summer 2015 or 2016. When the car park is resurfaced we are also addressing the issue of improving its drainage and the various authorities are being consulted. We have now considered and ruled out various 'green' options such as ground heat pumps and biomass fuel stores. We have been advised that no planning application is required but over the next 6 months we will be seeking technical advice and costings for resolving the surface drainage and its wearing surface. The car park is now well floodlit with movement detectors and LED floods.

The container roof has been inspected and is adequately sound. There is no indication of leakage. The whole container exterior has recently been repainted.

The Monica garden continues to be well tended and offers interest and colour through much of the year.

The back fence (new a few years back) has now settled in to its grey state. It looks sound and should last for a long time. It will not be cosmetically coated. The side fence and other side hedge as well as the front hedge are both in an acceptable state.

All signage is good. The external noticeboard has not yet been refurbished or replaced (as intended in last report) but this should be actioned within the next 12 months. There were plans to install a 'no entry' sign at the entrance of the 'EXIT' drive. This has yet to be progressed.

Building Internal

Surfaces and decoration are all in a reasonable state. The hall decoration still suffers from users who persist in using sellotape on the emulsioned walls. Consideration is being given to covering the surface between the back two windows but this has not yet been progressed. The side entrance lobby is looking a bit tatty and would benefit from re-decoration and possible plastic paneling below dado-height. Otherwise redecoration is being addressed as appropriate. The Meeting Room was redecorated during the summer shutdown 2012. The lower level plastic panel has been successful but

areas of wall above the paneling are getting badly marked from table stacking. All carpeting is acceptable, although on purely hygiene grounds, is overdue for thorough cleaning.

Our management of the main hall wooden floor is now much improved. Our current maintenance regime with a frequently replenished 'wear surface' seems to be satisfying our varied usage and is ensuring we do not need to cut-back to timber and re-seal every few years. The painted badminton lines however are now badly worn and a trial repainting of two lines is now being watched for its sustainability before continuing with remaining lines.

The electrics in many parts of the building are fairly recent but other areas (main hall, lobby, boiler room, utility room and stage area) still include old wiring. The condition of the building electrics were inspected 30 July 2013 and declared '*UNSATISFACTORY*'. This was largely due to the lighting wiring in the main hall. While not representing any danger, this wiring does need replacing. While being done we are advised to consider changing to LED lighting.

The main hall ceiling beams are cleaned each summer and inspection of the ceiling has not revealed any further deterioration. We have again reviewed the insulation potential of the main hall ceiling which is currently very poor and probably dates from its initial build in 1928. The roofing felt and tiles were replaced in the 1970s? We have consulted with expertise within our local Council and have carried out thorough investigations which have identified some practical possibilities. A case is being prepared for a 4week shutdown in August 2015 or 2016 to enable major refurbishment of the ceiling and ceiling electrics. The full case should be presented to the Board before end-2014. It is possible that this work could run in parallel with the car park refurbishment – given sufficient funding.

Hygienic cleanliness is being maintained at a very acceptable standard. We have investigated the possibility of 'restoring' the stainless steel kitchen surfaces to their initial new brightness but this does not appear to be achievable. Sinks are stained with tea drainage but all is still hygienically acceptable.

The previous experience with smells in the toilet corridor seems to have largely been resolved by ganging together the extractors in the two toilets triggered by a single movement sensor in the corridor. Whether this can cope in all circumstances is still being monitored. The improvements to the Disabled Toilet are performing correctly.

On purely cosmetic grounds considerations have been given to re-surfacing the furniture store doors. This has not yet been progressed. Functionally they are sound and practical. Some of our doors – new over recent years – are now starting to look 'tired'.

Further reference points

1. The last professional 'Building Condition Report' was carried out by Architects/Surveyors Tweed Nuttall Warburton of Chester in July 2004. We have not yet identified the need for another full survey. Various aspects of the building have been looked at by specific experts since that report. None of these have raised issues that are still unattended to. At some point a thorough inspection under the timber floor should be undertaken but we are confident that the ventilation is reasonable – as can be witnessed under the stage.
2. The drains were last surveyed (videoed) ten years ago. No concerns have triggered a new survey.