

Notes from the Woolwell Centre Working Group Meeting on Thursday 8th April 2021

Present: Councillors Larry Taylor, Jackie Taylor, Haymes, Carole Spencer, Blight and Tamsett-White

The specification for the conversion of the storeroom to a PC office has been produced and Cllr Larry Taylor asked if we could request an updated quote from the contractor who had previously quoted. Other contractors were also suggested for a quote and Cllr Larry Taylor will co-ordinate this.

Windows

There is a significant difference in cost between replacing the windows with similar blue frames or with white ones, the latter being cheaper. The question was asked about whether an extra £200 per window was justified and, given that more windows will need to be replaced over time, whether it was sensible to replace with white and change to this hereafter. It was also suggested that changing the colour will make it clear that improvements are being made, which is a positive thing.

It was therefore agreed that any new quotes will be for white-framed windows only.

The windows will also be opening which allows for natural ventilation in the rooms, though it may not be necessary to do this with all the replacements.

Fire alarm

The replacement of the fire sensor to a fire alarm will cost £390 – a quote was received from Chubb.

Electrics

The electrical certificates have been received for the recent work carried out.

Roof leak at front of building

Cllr Larry Taylor met with a roofing contractor who said that the leak at the front is very difficult to locate and it could be coming from a number of places. The contractor is going to quote for repairing different sections, including a quote for repairing the whole roof. If the works amount to more than we can afford from reserves then we may need to look at applying for a Public Works Loan. Interest rates are low at the moment and fixed for the duration so it might be a good time to consider this.

Discussion was had about whether it was possible to get one company in to carry out a big repair package across the whole Centre, along with project management, and it was agreed that this could still happen but that it was useful to start off by getting an idea of what the costs might be for individual items. The project management aspect would obviously add to the cost.

The potential for grant funding towards solar energy was discussed. Councillors were asked to look out for any possible programmes which might offer help towards setting this up.

Insurance Claim on roof leak

The first roof leak in the flat section, for which we have the option to make an insurance claim, was discussed. The flooring in the Meeting Room below did get wet as a result of the leak but it does not seem to be showing any damage. However, it was agreed to have a closer look at it in view of the fact that it is new and cost £8,500 to install and we need to be confident that it is not going to need a claim. Cllr Larry Taylor will go over and have another look at it with the Centre Manager and then a decision will be made about whether or not further investigations are required.