

SUABC

Buildings report for AGM 15-05-2024.

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Pitched roof.

The pitched roof over the club room continues to deteriorate.

The one half facing onto the car park was replaced about 20 years ago and is in good condition. The side facing Clopton Bridge is probably original to the building construction and is showing signs of excessive delamination, cracking, permeability .

A large number of holes are evident in tiles.

This is manifesting itself in leaks appearing around the kitchen area.

We have previously scaffolded the roof section for a closer inspection but there is no obvious one source of water penetration. Where obvious cracked and broken tiles have been patched repaired.

The roof has been repaired on several occasions with pink felt strips.

As a requirement of our lease, we must maintain the roof and prevent further internal water damage and as such need to replace this section of the roof.

Previous costings we have obtained indicate a capital cost of around £20,000 to carry out this work.

Financial contingency is being made in the accounts over several years to fund this work.

Tree works.

Willow tree works.

Tree works were carried out during the year to reduce the four willows in the car park.

One of the willows has extensive trunk decay and has been identified as being potentially unstable. This is the tree nearest the metal fence at the far end of the site. This is to be removed in the next couple of months to ground level.

Ash dieback.

You will all be aware of the serious disease which our Ash tree population is suffering from and being devastated by.

The tall trees that line our hedge perimeter are all Ash and are at risk of infection. To date Ash dieback has spread throughout the area and the trees should be considered at serious risk. To date no indication of disease has been noted. Once Ash dieback has established itself it kills the tree within two years. The tree will then require extensive pruning and or removal if it is considered unsafe.

It may be that should this need to be carried out that SDC may share the cost as the trees are on the boundary of our site, but this is not a given and as such financial contingency has been made in the accounts of £5,000 if we need to do the work.

Lighting.

LED lighting is being introduced throughout the site as luminaires and lamps come to the end of their service life.

Damp ingress gym.

Repair works and repainting have been carried out in the Gym where damp ingress has been an ongoing problem. Efforts to identify any obvious leakage have been unsuccessful and we believe the damp may be caused by cold bridging.

We shall continue to monitor and investigate this which has not reappeared to any great extent recently given the very wet weather we have had over the winter.

Painting.

Colin Bell has given extensive time to repainting walls and doors usually in the evenings when people have gone home so people do not see or appreciate his efforts. The club owes him a big debt of gratitude in helping to maintain the facilities in an acceptable state.

The club, i.e. you the members, need to be aware and conscious of, not marking walls whilst exercising particularly in the gym. There is absolutely no excuse for this.

Pontoon.

Work to fund and deliver a new comprehensive boating pontoon and lift led by Mark Dewdney continues.

We have organised and obtained costs for a professional team to produce the necessary cost plan and documentation/drawings to progress stage one of this project .

To date we have retained a quantity surveyor, architect, and structural engineer, for production of a detailed cost plan for the pontoon scheme, associated civil works, new external lift, new eights annex roof, and associated lift walkway/enclosure.

Mark is currently organising funding to cover their fees for us to proceed with stage one of the project up to planning and construction funding application stage.

Fees for all professionals would form the basis of a separate approach for external funding to charitable bodies which is in the process of being progressed. Fees are likely for works up to this stage to be in the region of £10,000 plus VAT.

No funding is being sought from the club.

Once this stage is complete we should have a professionally produced and costed scheme of sufficient detail with suitable outline specifications and drawings to form part of a planning application and to use to enable formal approaches for full scheme funding to be made to charitable/funding bodies.

I estimate this element of the work will be completed sometime in late 2024/2025.

Drains.

Drains are unblocked serving the Women's WC about once a month. Ongoing problem due to pipe edge displacement and root ingress. No major cause for concern, i.e., it doesn't block often provided sanitary/hygiene items are not deposited in the toilet[which to be fair they are not].

Damage.

The sink in the gents changing rooms has been pulled off the wall by some idiot levering /leaning on it. This will cost the club probably about £150 to get a plumber in to repair it. This is simply not acceptable; accidents happen but this is careless behaviour that is costing the members money.

Front door.

The front door lock continues to have a mind of its own. It was completely replaced about 16 months ago and the door hinges realigned at a cost more than £500. Please treat the door with care, don't slam it or force it, don't upset it.