

# Village Hall Maintenance Costs: Long Term Plan

## 1 Introduction

Future maintenance costs can usefully be separated into two categories: major repairs to the glazing and woodwork; and everything else. It is difficult to judge when these major repairs will be necessary but it seems likely that they will arise (at least in part) at some time during the next 25 years – see section 2 below - hence the choice of this long period. The likely cost is also difficult to judge but it could be as much as £35,000. This may seem a lot but replacing the double glazing alone would probably cost well in excess of £10,000, and there is a lot of softwood in the windows, doors, soffits, weatherboarding and external railings etc. Please note also that costs have been confined to maintaining the Hall and surrounding car park etc. in its present condition. They therefore exclude the cost of maintaining the playground – see section 3 below – and any new facilities, which would require additional funding.

If anyone considers that any of the costs, or how often they may arise (in the table below) are under or overstated, or that anything substantial has been omitted, please can they comment.

## 2 Major Repairs – Current Condition

At least one of the large double glazed window panels already has slight moisture ingress, and the original guarantee for all the windows was limited to 5 years because they are fitted in timber frames which are subject to movement as the weather changes. Regarding the woodwork, the recent external painting revealed some rot in the window ledges on the west side, though the windows and doors were otherwise found to be in satisfactory condition. However, modern softwood does not have a very long life and once rot begins it can spread quite rapidly. When repairs do become necessary it will therefore probably be a false economy to carry out partial repairs, and better to wait until a window or door has deteriorated substantially then replace it completely.

## 3 Playground

We have succeeded in obtaining a grant for the replacement of the fence and entry gates; and the cost of replacing wear and tear items such as shackles and ropes is not significant. The main problem is that the timber frameworks of the equipment are deteriorating, especially where the support posts are set in the ground. At some point the annual ROSPA report may recommend their immediate replacement, which would effectively close the playground. This could be in many years time but the cost of replacement or repair would be high – perhaps £10,000 or more. Rather than setting up a separate fund it is suggested that we talk to the District Council in the next year, based on the latest (October 2016) ROSPA report.

## 4 Conclusions

The attached table shows that the cost of maintaining the Hall and car park etc. in its present condition could total over £125,000 in the next 25 years - about £100,000 more than is in the maintenance account at present. To meet this cost it would be necessary to increase the annual transfer to the maintenance account from the current £3,000 pa to **£4,000 pa**.

<b>Item</b>	<b>Number of times in 25 years/cost each time</b>	<b>Cost over 25 years</b>	<b>Annualised Cost</b>
Major – glazing and woodwork	Once/£35,000	£35,000	£1,400
Internal doors (repairs)	Annually/£100	£2,500	£100
<b>Kitchen</b>			
– cooker+dishwasher	Once/£4,000	£4,000	£160
– other electrical goods	Twice/£500	£1,000	£40
– cutlery+crockery+glass	Twice/£1000	£2,000	£80
<b>Toilets</b>			
– sanitary ware	Once/£2,000	£2,000	£80
– other (seats etc)	Twice /£500	£1,000	£40
<b>Central heating + plumbing</b>			
– boiler	Once/£3,000	£3,000	£120
– other	Annually/£250	£6,250	£250
–			
Fire and safety equipment	Annually/£300	£7,500	£300
Floor (sanding)	4 times/ £1,000	£4,000	£160
Electrical incl main hall lights	As nec./£3,000 total	£3,000	£120
Audio visual (incl. new projector)	Twice/£3,000	£6,000	£240
Curtains	Once/£2,000	£2,000	£80
Tables and chairs	Once/£7,500	£7,500	£300
<b>Painting</b>			
– Exterior	5 times/£2,400	£12,000	£480
– Interior	Twice/£2,000	£4,000	£160
Car park and drive	Annually/£500	£12,500	£500
Subtotals		£115,250	£4,610
Contingency (10%)		£11,525	£567
<b>TOTALS</b>		<b>£126,775</b>	<b>£5,071</b>

