

## Building Committee Report – AGM 2021

The felt roof cladding of the Kitchen has been replaced with a fiberglass-based cladding which has a 20-year warranty. The work on cladding the exterior of the disabled toilet is well underway. The work did necessitate the replacement of some of the wooden support structure.

The exterior path lights have been replaced with poly carbonate units which have LED bulbs, these have the benefit of lower running cost. The units are mounted on plinths which make them very user-friendly regarding maintenance or removal should contractors need to move heavy equipment in that area.

The floor covering of the disabled toilet needs attention and that has been scheduled for attention during the year when we are able to use the facilities in the clubhouse. The Clockhouse roof has developed a sag in the purlin at the ridge of the roof and plans are in hand to strength this.

Work is in hand to increase the ventilation in both the Ladies' & Gents' changing rooms

As previously reported the main equipment shed is in an extremely poor condition, and whilst measures have been taken to ensure it remains secure **it will have to be replaced.**

We have a view that if we have a new smaller unit adjacent to the Clockhouse and another unit to replace the tennis coaching shed adjacent to court one, but larger, the new unit will encompass the tennis equipment stored in the machinery shed. Two estimated costing have been provided for this.

The benefit of this is the equipment, which has a value to the club, is further out of sight and releases a flat area where a marquee can be erected and perhaps used for functions to garner income for the club.

The budget and specific tasks for the ensuing year have been set however taking a longer term look at the building there is work that has been identified to maintain the fabric of the 100 plus years old building. To that end we have set up a forward plan for the next few years with tasks and cost allocated for the subsequent years. In the main they are the South, West & East elevations of the Clubhouse which require repainting. In the long term it will be a more prudent option to clad them with a "Hardy" style planking. Whilst the upfront cost would be greater the ongoing cost would be minimal (annual wash).

What is a great unknown is the condition of the incoming water main to the clubhouse and some investigate work will be required to ascertain its condition, we suspect because of its construction (steel), age it has furred up?

The Management Committee have considered and approved the proposed budget for 2021 and forward plan for the upkeep of the building with a review period to update tasks and cost

*Vernon Gibbs*

Chair Building committee

8<sup>th</sup> January 2021

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3<sup>rd</sup> March 2020