

Facilities Managers Report (04.10.2022)

Allotments - Cllr. Christina Whitty and Jean Hoskin carried out the annual judging of the Pengover Road allotments in August. Mr John Ede won the Best Raised Bed category and Mr John Grist the Best Allotment category. The presentation cups are to be given out at the Facilities Committee meeting. There are currently seven people on the waiting list.

Public Hall - The brief for professional services for the Stage 2 Refurbishment of the Public Hall has been circulated to local architectural/design practices and those identified using the RIBA Find an Architect Service. The initial brief was expanded to include recommendations for the balcony area, rear access to the main hall and Quimperle Room and concealment of the data cabling conduit.

War Memorial - West Country Stonemasons have been appointed to re-point the war memorial. This work is scheduled to take place week commencing 31st October 2022 and will be complete by the Remembrance Day.

Public Toilets - The work to redecorate Sungirt Car Park and Westbourne Car Park is scheduled to take place week commencing the 3rd October 2022. The contract has been awarded to Nigel Gore and will take approximately 2-weeks to complete. The Council's landscape contractors are clearing vegetation from around the toilets in advance of the redecoration.

QR Code for Mental Health – the plaques have been printing and we are waiting for them to be delivered so they can be installed at Thorn Park and Rapsons Field.

Damage to equipment at Thorn Park and Rapson's Field – Play equipment, fences and signs have been sprayed with graffiti in what we believe to be two un-related incidents. The damage has been reported to the police and arrangements made for the graffiti to be removed by a specialist contractor.

Emergency work to the Members' Room/Mayors Parlour (item 7 refers) – Unfortunately during the course of installing the new data cabling and power sockets in the Members' Room dry rot and wood worm have been discovered:



Further investigation is needed on the condition of the floor joists and woodwork in the Mayors Parlour. The sash window in the Members' Room is also partially rotten and will require repair.

Report on energy costs (item 9.) - The Town Council is in the fortunate position of having fixed our energy contracts. The Town Council has a fixed rate electricity supply with SSE that terminates on 30th September 2026. The anticipated annual cost of electricity across all our sites based on the previous 12-months usage is **£8,821.45** (unit cost is 19.088p + standing charge £173.81 per month). We also have a fixed rate gas supply with SSE that terminates on 30th September 2026. The anticipated annual cost of gas in the Public Hall is **£8,697.52** (unit cost is 9.353p + standing charge £62.25 per month). The estimated annual cost of gas in the Foresters Hall is **£3,812.64** (unit cost is 10.59p + standing charge £109.42 per quarter). These rates are below the wholesale price cap of 7.5p/kWh for gas and 21p/kWh for electricity when all other cost elements are added in.

There are some short to medium measures that can be put in place to save energy saving these include: An energy saving awareness campaign for staff and hirers; replacing older style fluorescent lighting with LEDs throughout the Public Hall; installing thermostatic radiator valves; 'stacking' bookings i.e. encouraging hirers to use the same room one after the other rather than spreading out bookings to all rooms (very limited due to number of bookings); centralising tea/coffee making facilities; improve insulation in Quimperle Room, New Liskeard Room, office and Council Chamber; replace any single glazing with double glazing and repair/replace all faulty windows; battery bank; and air source heat pump.

As part of the Phase 2 Refurbishment project we already looking at: Replacing the 'house' lighting with energy efficient version (approx. 8.6 kW & LED equivalent <1kW) and the 'performance' lighting' to support modern flexible energy efficient LED lighting; possible means of recovering heat in the main hall from roof to floor level. back down to floor level (use balcony & stage). In the longer-term the Town Council could look to install a power wall (https://www.tesla.com/en_gb/powerwall) and/or air source heat pump.

Some councils are looking at the provision of 'warm hubs' over the winter. For example, Chudleigh Town Council is opening its Town Hall in the evenings to provide a drop-in facility with free hot drinks and access to kitchen facilities. Further information - <https://devonalc.org.uk/news/could-your-council-offer-a-warm-space-this-autumn-winter/>. Locally, the Liskerrett Centre and Lighthouse CIC are looking at providing a 'warm bank' and may require further financial and/or volunteer help.

Unit 3, The Guildhall (item 11.) - The lease has been prepared and sent to the new tenant. The dividing wall has been removed by the Facilities Team. The new tenant wishes to install a sign above the shop measuring approx. 8ft by 2ft (2.44m x 0.6m) as shown below:



The Town Council is awaiting further information from the prospective tenant for Unit 2 before drafting the lease. In the meantime, the Council has received the following request from Liskeard Community Fridge:

“Liskeard Community Fridge is a project of Community Treasure Chest CIC (est. 2016) that has been running since 2019. It has very little income as the service is free to use although there is an option to ‘pay as you feel’.

We currently operate the Community Fridge from our premises in Barras Place. However there is extensive building work that needs to be carried out at the property and we feel we cannot run the fridge safely during this time.

All donations to the fridge are collected mainly from local supermarkets which would otherwise be sent to landfill. The service usage has increased massively over the last few months due to the current economic crisis, but we have no choice but to close it unless we can relocate to temporary accommodation.

I am writing to ask if there is any property available ideally rent free or of little cost so that we can carry on providing the service while the existing property is improved. It’s currently funded by CTC and we aren’t sure how many weeks our income is going to be affected.

We have noticed Unit 2, The Guildhall in Fore Street, Liskeard is currently vacant and was wondering if it would be possible to operate from there for approximately 6 weeks. The timescale may be less than that but I’m hoping that is the maximum time needed for the works to complete.”

Pipe Well (item 14.) – Kernow Microbiology have tested the water quality at the Pipe Well and provided a detailed report. The tests identified high levels of coliform bacteria and E.coli. The pH value is also below that specified for drinking water. However, the metal and mineral profile is good and meets the drinking water standard. The next stage, if the Committee wish to proceed is to contact the Environmental Health team at Cornwall Council as they will also wish to test the water and provide a risk assessment (this costs IRO £250.00 + VAT).

Huddy’s Court (item 15.) – some further investigation work has been carried out but has not revealed anything further with regard to planning consent of enforcement action. A meeting has been arranged with the Town Council’s solicitor to discuss in further detail.

