

Facilities Managers Report 21.11.2023

Public Hall Toilet Refurbishment – At the time of writing the project is almost complete with just some minor works to be done e.g. re-fixing a toilet seat, touching up paintwork, etc. The toilets are now fully open to the public. The feedback from visitors and staff so far has been positive. The Facilities Manager would like to thank Charlotte Kelshall from Le Page Architects and contractors AC Worth.

Public Hall Flat Roof Repairs – Cornwall Flat Roofing have completed the repair to the flat roof above the stairwell in the Public Hall and this has stopped the water ingress.



Flagpoles - The Facilities Committee approved the replacement of the flagpoles on the Public Hall on 16 May 2023 for an estimated cost of £1,000.00 + VAT including installation and cherry picker hire. Two new flagpoles have been purchased from Flagpoles Express at a cost of £810.00 + VAT including delivery. Unfortunately, we were let down by the company that had originally agreed to install them and a further six companies were contacted of which two attended a site visit with the Facilities Manager and advised a full road closure would be required. A quote for £3,565.00 + VAT has been received and a further quote is pending. A Temporary Traffic Restriction Order (TTRO) is required at a cost of £1,456.00 + VAT. The total anticipated cost of removing the old flagpoles, installing the new flagpoles, TTRO and traffic management is now **£5,000.00 + VAT**.

FIT Tariff – The Town Council has now received payment of £9,888.00 (to 30 September 2023).

Thorn Park – The multi-play equipment at Thorn Park was repaired by Cormac on 29 September 2023. The cost of replacing the damaged section of slide was £702.15 + VAT. The hire of the safety fencing was £299.12 + VAT. No further problems have been reported.



Data Cabling – Unfortunately, the data cabling project is still not complete. We are currently chasing the contractors for an update.

Guildhall – The Town Council has been awarded £25,000 from the Cornwall and Isles of Scilly Growth Fund Community Capacity Fund to undertake a feasibility study. The Town Council has committed £10,000.00 from the Facilities budget. The tender will be published on Contracts Finder with a view to appointing an architect by end December. The feasibility study will take approx. 4 to 6 months. The Town Council will be looking to secure capital funding to undertake the work from Heritage....and CIOS Levelling Up.

A new beam detector in the main hall of the Guildhall is being installed on 20 November 2023 at a cost of **£882.60 + VAT** by Waldons Fire and Security to replace the faulty system we currently have. The controller for the beam detector is also being moved to a lower level to make it accessible without the use of ladders.

Le Page Architects have undertaken a more detailed inspection of the main hall ceiling. This information has been passed to the Town Council's insurers. The inspection found that:

"The lath and plaster ceiling above the main hall does not have any signs of stress, displacement, or cracks. All principle and secondary timber are in sound condition with all connections appearing robust. There are one or two slates that have slipped on the north elevation of the roof.

Good ventilation is obvious to the roof attic and there are no signs of condensation in the space.

There are no signs of movement to any of the roof timbers. There are four raised principal trusses and three lowered beam trusses, and these lowered ones form the basis of the ceiling ribs (along with lowered cross beams to provide the east-west ribs). There are, as we know cracks to the coving and in particular where the ribs meet. Our basic measurements of these lowered truss chords suggest the ceiling coving has been formed out below these from timberwork and lath lattice to give the ribs depth. Unfortunately, we could not access these ceiling ribs and although we now are sure that there is no real concern regarding the roof structure or the main flat ceiling panels, I am recommending that you get in some access towers so we can look at these cross points of the ribs in more detail. The cracking from what we have seen in the Attic suggests it may well be historic and there currently does not seem to be any connection with any roof defects or movement, but a good look and tapping of them needs to happen.

In any event our recommendation is that the windows to the space are refurbished to allow good air flow into the room. There is a build-up of condensation on the underside of the historic plaster ceilings which in time will become detrimental to the fabric and possibly extremely difficult to remove (as it may well become engrained) or decorate over with a suitable distemper paint system."



Clock tower - The LED lighting upgrade/Coronation legacy lighting project is now complete and the existing fluorescent lighting from behind the 4 clock dials has been removed and replaced with four 30W smart sync colour change dimmable remotely controlled flood lights at a cost of **£1,660.00 + VAT**.

Unfortunately, the lightning conductor upgrade scheduled for 16 November 2023 was postponed due to severe weather.

Mayors Parlour & Members Room – The work to treat woodworm and dry rot, replace affected joists, floorboards and panelling and install new airbricks commences 27 November for approx. 3-weeks.

Vehicle – The Facilities Manager is working with Fully Charged on the specification for an e-cargo bike to meet the maximum approved budget of £7,000.00 + VAT to include all necessary accessories, service plan, etc. The anticipated delivery date is mid-December.

Benches – The vandalised bench located outside Hillfort Primary School is in the process of being repaired.

Trees – A request has been received from the mayor to plant a tree outside the Workshed in the Cattle Market. The plan is to donate the smaller of the two trees originally purchased to commemorate the Coronation of King Charles III. The tree is a Magnolia 'Galaxy.'

Accessible Allotment – A site visit has been arranged with the site managers at Trevethan Meadow, the Facilities Manager and accessibility consultant, Jamie Hanlon on the 23 November to progress the project. The plan is to adapt at least part of the site to make it suitable for a wide range of potential users. The proposed adaptations include lowering the kerb, installing an additional standpipe, providing electricity to the site, surfacing the network of paths, constructing raised beds, adapting one of the on-site sheds to make it suitable for wheelchair users and rainwater harvesting.

Christmas lights – The team have been assisting with this year's Christmas lights install and the planning around the Lantern Parade on the 9 December.

Overview of events in the hall – Please see below a list of bookings that have taken place here at the Public Hall over the past couple of months that are in addition to our regular hirer's bookings. All of these events were at capacity and show how diverse we are in what we can provide within our facilities:

- An evening of Mediumship with Nikki Kitt
- Liskeard Young Farmers 'Beer 'N' Brains' Charity Quiz
- 3 Bags Full Wool Market
- Table Top Skirmish Games Tournament

- Liskeard and Looe Rugby Club Childrens Disco
- Liskeard Flower Arranging Club Emerald Anniversary Celebration
- Royal British Legion Festival of Remembrance Concert
- Wedding Reception
- Sterts Youth Production of 'Disney's Frozen'