

Netherne Management Limited



To: All Members, Netherne on the Hill

September 2017

Village Hall damp works

This is an update about the Village Hall damp works, which will be starting shortly.

Last year, work began to improve the hard standing areas outside the village hall. However, these works uncovered a number of issues, including damp. Many of the problems seem to stem from the ground levels outside the hall having been raised too high by Gleesons. We engaged a specialist company, Donald Insall, to advise on remedial actions. Following further investigation it became clear that there was no quick fix to the problems with multiple issues afflicting the building. We also recognised that putting the problems right was going to be the biggest project NML have ever had to deal with, both in terms of time and cost.

After below ground surveys were undertaken and a new drainage design produced, Donald Insall specified the required works, which include:

- Lowering of the ground levels by 2 brick courses
- A new below ground drainage system
- Installation of new gutters and downpipes
- Brickwork repairs
- Stonework repairs
- Making good of road surfaces and reinstatement of pathways
- Final landscaping

A tender exercise was then conducted, with schedules of the required works and specifications issued to four contractors at the end of June. Three contractors responded to the tender, and as expected all three quotes were in excess of £150,000.

We interviewed our preferred contractor in August, which had submitted the lowest tender. This company, which is called Stone Edge, specialises in historic building restoration and has worked on conservation projects throughout the UK. Their extensive client base includes The National Trust and English Heritage. Stone Edge satisfied us of their capabilities and we appointed them for the Netherne Village Hall works.

The works will begin on 25th September and are expected to take 12 weeks to complete. The final landscaping part of the project will have to wait until Spring 2018.

It is a major project, and we have retained Donald Insall to project manage it from start to finish. In relation to the cost of the works, we explored all avenues for trying to meet it, including from insurances or from Gleesons. We also approached the Heritage Lottery Fund. We drew a blank with all of these potential avenues and so the cost will have to be met from NML reserves. Please note that as the cost will be met from existing NML reserves it does not impact service charges.

The exterior of the hall will be appropriately cordoned off during the project. We have already liaised with the Directors of Italian Piazza Management Company Limited about the forthcoming works, as there will be periods when we will need residents with car parking bays in front of the hall to park a few feet back from the hall perimeter.

As the works are all to the exterior of the hall, the hall is still expected to be available for daily activities. We will update hirers of the hall if there is any period that the hall will be out of use.

We will provide periodic project updates to our members as this project progresses.

With best wishes

The Directors of Netherne Management Limited:

Steven Buczak Alex Rodell Lee Ronan Rajen Shah Lee Sheldon Gary Smith