

Dear All

The working party met on Tuesday 15<sup>th</sup> of June at the RR to discuss the estimated costs of work for the RR in order to comply with fire and electrical regulations and make the necessary structural improvements and those requested by user groups and the wider survey. David Bysh kindly worked out costs which would be in the region of £200k for all works.

The working party discussed if 'some' of the works could be carried out to make the hall safe to use, but this could still amount to some £80,000 initially. It was considered, from a business perspective, this simply is not worth the money. David did say that there a 'minimal' works that could be done but this would only be for the very short term in the hope that our insurance company agreed to continue to insure the building until the end of the insurance year. To keep it running longer term, at the very least the hall would need a complete rewire not to mention the requirements to satisfy the fire regulations. On top of this we are looking at a maximum of 5 years before the roof would need renewing at a cost of approx. £30K. This makes renovating the hall in the long term simply uneconomical.

Therefore, the working party discussed a way forward and put before the entire council at the next meeting on the 22<sup>nd</sup> June, 2021 the following thoughts:

- Obtain an up-to-date electrical wire assessment of the whole building.
- Write to our insurance company with both the electrical and fire assessments and advise we are able to make small changes to make the building as safe as possible in the short term. Establish if they are prepared to continue to insure the building?
- If yes, we give the current users one year's notice to close the RR and carry out minimal works.
- If no, we will have to close the RR immediately as we are liable for any risk given that we are now aware of the dangers.
- We sell the site with planning permission and wait to see if there is a desire for a new hall – approx. 2 or 3 years. This would also give the PC time to accumulate funds from CIL.
- If there is a desire, the PC would have to decide if it wished to take on a new hall project, but this is in the future. David had studied the costs for the 'New Hall' building and commented that it was an expensive 'green build' and could be altered and built for less than the 1.2 m estimate.
- In the meantime, the PC would help rehome existing users by opening a dialogue with the other hall groups to see what their availability could be and offer to contribute to their upkeep as a gesture of goodwill from closing the RR.