

ELMSWELL PARISH COUNCIL

Parish Clerk's Report to the Ordinary Council Meeting of 20th July 2020

1 Work continues on the Wesley site where the first full site meeting since lockdown took place on 17th June confirming a possible Practical Completion date of 7th August and that there are no significant deviations from or problems with the scheduled programme. Since then the external works have been substantially completed, the underfloor heating and sprung floor fitted in the chapel and the GSHP fully installed and running to ensure that the floor slab in the new build is ready for flooring finishes. With the folding room-divider fitted to the meeting room and the auto-door operational at the main entrance, there remains the kitchen servery and fitting-out as the main outstanding job together with whiteware in the toilets and PA / Video security/ wi-Fi & alarm hardware, all of which are in hand. The carcassing to take the stainless steel soffit proved to be a complex job, but is now expertly completed and ready to take the cladding which will make a major contribution to the visual effect of what is emerging as an impressive building.

2 Remediation / clearance works at the Railway Tavern site are progressing in collaboration with the Landlord so as to integrate the new garden area to the rear of the chapel with the rear pub access which serves as an outside smoking area. All of the residents sharing a boundary with the site have been informed that the works are under way. No mature trees will be felled and work near the boundaries will be undertaken with an awareness of the neighbours. The end result will be a securely-fenced garden area accessed directly from the chapel and the main site cleared of fly-tipped rubbish with well-defined boundaries ready for moving on the proposals for a Community Land Trust scheme for affordable housing.

3 Work has begun at Blackbourne on the Chamberlayne extension. The preferred Contractor, Seamans Building, has been able to dovetail works in with the Wesley site to allow savings in both time and cost. Their original quote was by far the lowest of the 3 formal Tenders obtained through the Architect and this price was negotiated down to £108,860.00 as the basis of a 'risk & reward' Contract allowing for shared benefits of any savings and shared costs of any overrun. The Contract also allows Council to prefer local sub-contractors who are already on its retained list which gives worthwhile benefit in terms of future maintenance and follow-up works. The slow resumption of lettings is allowing for a relatively unhindered programme of works. Demolition is complete and footings are in with a possible Practical Completion anticipated in mid-September.

4 The proposed refurbishment of the Blackbourne fenced play area including some new equipment and complete resurfacing is now the subject of a Contract with Messrs Wicksteed for a cost of £32,999.00, all of which will be covered by CIL grant hypothecated for this purpose. A site meeting this week will fix a start date.

5 Wheelie bin stickers showing a 30mph reminder graphic are now to hand for distribution to householders on the through-routes in the village which are often the subject of speeding traffic. With volunteer help these will be distributed following publicity for the scheme in the August Newsletter.

6 I have worked with the community volunteers towards a permanent home for the, 'Sid the Snake', installation of painted stones along the front of the fenced play area at Blackbourne which should have been completed by 20th July.

7 Blackbourne is gradually opening for business as the various regular hirers are able to re-convene within the constraints of advice specific to their activity. Many of the aborted commercial bookings are bounced forward to later in the year or to next year and the facility is safely ready to accommodate them, always with due regard to prevailing circumstances.

8 I have authorised the replacement of a street light unit at Miller Close which was found to be dangerously corroded. The new LED luminaire and pole will cost £1,599.78 net. Meanwhile, I am chasing progress on the 4 unit upgrades specified and ordered some months ago together with the installation of a new powered-up feeder pillar at Crown Mill to supply the proposed Christmas tree.

Peter Dow
Clerk to the Council
19.07.2020