

## MTC Policy and Resources Committee 8.7.20

### Report No 2 Cemetery Lodge Refurbishment

1. The Lodge refurbishment works are underway having completed two site visits with myself and the chosen contractor, and subsequently after a site visit with myself, Cllr Jones, and the contractor.
2. Further to the recommendations made by a local property agent, it is clear upon examination the Lodge needs substantial investment if the Council are to bring it up to a satisfactory standard for rental purposes fit for purpose over the next 10 to 15 years. Much of the décor is dated and aspects of the infrastructure need bringing into line with current landlord requirements, as well as tenant expectations.
3. The Lodge is a three bedroom property which could be marketed to either three professional people or a family. If the works are completed as suggested and as envisaged, the rental value is likely to increase from the minimum amount advised by the property agent (suggested to be circa £950 pcm).
4. The Lodge currently has a downstairs bathroom and so specifically the Committee are asked to consider the option of installing an ensuite shower facility in one bedroom.
5. As such additional funds will need to be agreed to cover the works. Outlined below is an indicative costing based on the assessment of the works needed thus far.
6. The Committee is asked to consider the matter and request for the necessary funds needed to complete the Lodge works to the required standard, and instruct the Town Clerk accordingly.

#### **HALL WAY**

**£700**

- vinyl tiles to be removed refurb quarry tiles
- Front door to be draught proofed

#### **GENERAL CARPENTRY – AS DETAILED BELOW PER ROOM**

**£1500**

##### LIVING ROOM (to the right with second front door)

- Fire place to be opened up, made feature
- Draught proof second front door
- Remove carpets
- Install wooden panels above windows for curtains

##### PANTRY

- Door to be replaced with matching ledge and brace door (to match all other internal doors) and reversed to open into pantry.
- More shelves in pantry if funds allow.

##### UTILITY and BATHROOM

- Both to have a matching floor - to be agreed (**Quote to follow**)
- Install timber panels above windows to hang blinds or curtains
- Change suite in bathroom, (**Additional - Quote to follow**).

DINING ROOM (off hallway to left)

- Remove carpets
- Investigate "bouncing" floor and damp patches
- Install wooden panels above window to take curtain rails,
- clean and cosmetic refurb of fireplace

STAIRCASE AND STAIRWELL

- Clean and polish oak staircase
- Leaving banister and handrail painted

BEDROOMS

- X 3 old carpet removed,
- Squeaky boards investigated.

**KITCHEN**

**circa £6500**

- Remove existing kitchen units
- Install Howdens Clerkenwell Matt cream or similar (in format as discussed)

**OUTSIDE WORK**

**£1500**

- Clearing gullies
- Replacing the damaged and missing timbers on the front face of the building
- NB there are many missing and damaged areas of the haunching (the concrete that sits under edges of the tiles) as well as many leaks and cracked or missing parts on the cast iron guttering elsewhere on the building; to be assessed when tower erected.

**GARDEN**

**£1500**

- Remove the existing fence
- Make good wall
- Remove garden shed
- Fit new back gate
- Rationalise patio area - tba

**ELECTRICS**

**£2500**

Replace surface mounted sockets and wiring for flush and buried cabling, replace consumer unit, supply landlords certificate.

**DAMP, TANKING & PLASTERING**

**£1500\***

**DECORATE THROUGHOUT (walls and ceilings, woodwork)**

**£3000**

**WASTE**

**£300**

**TOTAL**

**£19000**

**ADDITIONAL COSTS**

- **POSSIBLE ENSUITE** in front right bedroom was previously not considered. Circa estimate about. More investigation is needed as the pipes may need to go through the kitchen, clearly this may impact the kitchen layout. Circa £10,000
- **Carpets**
  
- **VINYL FLOOR** - kitchen, second hall and utility (quote to follow)

\* could be more dependent on findings

**Richard Spencer-Williams (Town Clerk)**