

2nd Addendum to Item 3 of the Executive on 29th November 2017

Propose an additional recommendation 2.10 for decision by the Executive, not as a recommendation to Council, as follows:

2.10 The Executive agree:

- i) £11,000 from the Contingency Budget of 2017/18 to fund additional emergency repairs at Racing Club Warwick;
- ii) Such monies to be administered using processes deployed for the RUCIS grant scheme;
- iii) That agreement for the terms of the funding is delegated to the Chief Executive and Head of Finance in consultation with the Business and Finance Portfolio Holders respectively.

That Section 3 of the Report is amended with the addition of the following:

3.9 Racing Club Warwick

- 3.9.1 In June 2017 the Executive agreed to reallocate £26,000 from proposals to improve toilets to assist with the repairs to the roof over the community room on Racing Club Warwick's (RCS's) premises. It was expected that this money would come back for the original grant money would be generated from other sources to undertake the original intended works. To be clear it was not awarded as a loan but as grant aid.
- 3.9.2 However, as work has progressed it has become clear that the scale of repairs is greater than first envisaged. This together with prior intrusion of water has caused the ceiling to collapse making the room unusable and preventing many community organisations from using the room and a loss of income to RCW. Details provided show that from the end of September to the end of December 50 community events either have been or will be affected, including children's Father Christmas and New Years' Eve related events. Attached at Appendix G is an explanation of the problems the contractor has found whilst doing the repair work, so requiring additional work to be done. Extensive photographs have been provided illustrating the problem as well as a site visit.
- 3.9.3 To get the community room back into operation the plaster work needs to be reinstated and the electrics need to be re done. As the work is for the local community the contractor has agreed with RCW to do the work at cost, but this still amounts to £11,000. If the work is not undertaken, then the money that the Council has already granted will be wasted as whilst the external roof will be complete the room will still not be capable of being used.
- 3.9.4 Given that this facility in RCW's premises is a community asset; is owned by the Council; and, that it is an emergency occasion, it is proposed that the Council provides funds to RCW, up to £11,000 from the Contingency Budget (currently £15,900 available) to cover the estimated cost of the works. This additional sum would be administered as if it were a RUCIS

grant and therefore subject to the same usual administrative processes of which members will be aware.

- 3.9.5 As this has come to the Council on an emergency basis there has not been time to determine the terms of the funding arrangements and so if the situation is to be progressed quickly it is proposed that the terms of the funding be delegated to be agreed by the Chief Executive and Head of Finance in consultation with the Business and Finance portfolio holders and will be reported back to Council for information in the new year.

Appendix G

On first quotation regarding the repairs to the Racing Club, the quote was priced presuming the structure of the building was structurally sound. Uncovering the roof I soon found it still had the original roof underneath, which wasn't a problem as the contingency plan, covered any unforeseen work regarding what was quoted to do. We took the 3 skylights out, exposing the joists we found that they were not correctly fitted. The joists reaching from the steel to the brickwork had been cut for the skylights to be fitted. This had a major effect on the structure of that part of the roof as the frame of each sky light had a 4" piece of timber holding it up. I've attached some photos to confirm this. All sky lights sank preventing water reaching the gutter which then caused for the roof to leak. The original roof still existed, as another roof was then boarded and felted over the top. This only then created exactly the same shape as the damaged roof underneath. The extra weight on top of the already damaged joists caused them to sag which again created a dip for water to sit. We are taking both off back to joists and having to straighten up and reinforce each joist. Tacking insulation to level up joists, nail baton over the top leaving a 25mm air gap either side to prevent condensation. Screwing the timber boards down and torching a layer of felt on is proving a slow process.