



Report on the Internal Redecoration of the Community Centre

Background

The Community Centre, which opened in May 2020, is approaching its fifth year of operation. The facility has experienced consistent, near-daily usage throughout this period. As a result, the internal walls have sustained general wear and tear typical of a well-utilised public building.

Needs

The Community Centre requires internal redecoration to maintain its welcoming atmosphere and professional appearance. Given the building's age, the scope of work will primarily focus on extensive repainting, which will serve two key purposes:

1. Preserve a fresh and welcoming environment for diverse user groups
2. Ensure this valuable Town Council asset maintains its professional presentation

To enhance durability and simplify future maintenance, it is recommended to upgrade to a more hard-wearing paint throughout the building than what is currently applied. The existing neutral colour scheme should be retained across all areas. The work in communal areas is estimated to require approximately two days, during which some disruption to regular users is anticipated.

Quotations

Local contractors have been approached and invited to submit quotations based on a standardised criteria including:

- Refreshing and repainting all internal painted surfaces (walls and ceilings) using hard-wearing paint
- Maintaining the existing colour scheme
- Re-glossing door frames and skirting boards
- Confirming availability to complete works within the required timeframe
- Committing to minimise disruption to building users where practical

Quotations are currently being obtained and are expected to be submitted for review in the coming weeks.

Financial and Legal Considerations

Funding for this project has been allocated within the current financial year's Community Centre General Maintenance budget. Completion of the work before the financial year-end is therefore essential.

The Football Club, as primary users, have been invited to contribute towards the costs of redecorating the changing rooms. Their response is pending at the time of writing. However, regarding management responsibilities, while the Football Club's lease agreement provides exclusive use of certain areas (including changing rooms) at specified times and exclusive building use on weekends, Section 2.2(B) of the lease explicitly states that "*The licensee acknowledges that the licensor retains control, possession and management of the property...*" This confirms that the obligation for maintenance rests with the Town Council.

Recommendation

It is recommended that the Council:

Approve the internal redecoration works for the Community Centre and delegate authority to the Clerk to review the quotations once received and appoint a contractor to undertake the works, up to a maximum value of £6,500.

Ben Parker

Town Clerk

January 2025