



BURTON COMMUNITY CENTRE

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AUTHORS: ALINDA HOWLAND (PARISH COUNCILLOR)
MAXINE MUSSELL (PARISH COUNCILLOR)

OVERVIEW

Since reopening the Centre on 22nd April in line with COVID Roadmap, we have invoiced over **£9600** (this sum does not include refundable deposits). Based on current bookings and enquiries we predict that we will continue to surpass the financial objective set out in our earlier report of £600 per month. **Based on confirmed bookings, the projected income for 2021/22 is £11,150** this compared to total income of £9,656 from hirers over a four year period 2017-2021. This demonstrates the previous underuse of the community centre was not due to a perceived lack of parking spaces and poor acoustics.

All booking enquiries are acknowledged and then followed up, individuals invited to view the facility and discuss requirements. Booking details are then populated, confirmed by hirer before the invoice is raised by the Clerk and prepayment requested. One-off/party hirers are no longer issued with a key but rather met in person on the day of hire to be given access and receive building H&S and evacuation instructions. A BCC management team member returns at the end of the hire to check the premises and secure the building and grounds.

Feedback from all hirers remains positive.

FIRE INSPECTION and FIRE RISK ASSESSMENT

Per previous report the 2021 FRA noted **“The premises has had modifications in the past which appear to have been made without due regard for fire safety”**. We continue to work through the recommended action list to remedy all areas of concern raised in the FRA and acknowledge it is essential any and all works approved by BWPC and carried out in the community centre must be to exacting standard, fully compliant and with consideration for the health and safety of employees, volunteers, hirers and visitors.

The creation of the firebreak between the sports hall and kitchen/reception area is progressing. The fire doors have been ordered, the final cost of supply and installation was approximately £1,200 less than expected, we are waiting for an installation slot to be schedule during community centre down time ie school holidays

GENERAL MAINTENANCE

In addition to the ppm schedule (various annual servicing requirements to remain compliant).

Corroding radiator panels in the sports hall and reception/kitchen require replacement. The panels in the sports hall are now leaking resulting in the system losing pressure. Quotes have been sought, via various industry job boards ie My Building, CheckATrader etc, without response or interest. A direct approach was made to the heating engineer who last serviced the system in 2020 – a site visit followed and a quote of £5242 net received. In view of the fact, we were unable to obtain any other quotes and the water leaking from the radiators, we recommend accepting this quote and



instructing G & S Services Limited to undertake the work. To be scheduled during community centre down time ie school holidays

Roof Cleaning – estimated cost in region of £5000 – further quotes being sought

Sports Hall Flooring – estimated cost of replacement floor covering to be sought, although not an immediate requirement.

Consider installing hand drier in disabled toilet facility as regularly find hand towels blocking toilet.

Annual deep clean to be schedule in spring.

GROUNDS & PERIMETER

Having reviewed both leases and met with BCP representatives on site, it appears the land surrounding the community centre is owned and managed by Sovereign Housing and this includes the perimeter fencing.

Sovereign Housing own and are responsible for the access path behind fence at the rear of the Lineside properties. Mark Mallin, maintenance manager, met with representatives of the Community Centre Management Committee in December and has now reverted. Sovereign have arranged a clear up of the area to include the fly tipping, repair to the boundary fence and cutting back of shrubs and bushes which should take place in the next few weeks.

Planting of hedging has yet to be arranged but it is still hoped this can be a community involvement opportunity.

The ground maintenance contract, currently rolling with Dorset County Council, is due for renewal in March. As previously discussed, our Groundsman at the recreation ground had expressed interest in taking on this work, however, having reviewed his current commitments he is unable to take on any additional contracts this year but would like to be considered again next year. Additional quotes from local landscape contractors have been sought.

CAR PARKING

Unauthorized use of the community centre car park has abated without issue since September. Hirers are happy with the number of parking spaces available and relieved they no longer have to contend with abandoned vehicles.

MARKETING

Supply and installation of single signage at the end of Sandy Plot at the junction of Martins Hill Lane was previously approved and ordered – Installation imminent *Clerk to update*.

Following a suggestion from the Clerk, an advertisement providing location, facilities available, photos and contact details has now been placed in all four parish council notice boards with similar on FB and shared to a wider audience. There was an immediate positive and several booking enquiries.

In addition to providing event space for private hire such as children's parties at the weekend and privately run local hobby clubs, the centre now has eight regular hirers providing a range of activities Pilates, Baby Sensory, Karate, Children's Dance Classes, Dog and Puppy Training. We are hoping to increase our future offering to include more exercise and wellbeing classes.



We have had an approach from a children's summer club offering games activities during the summer holiday, backed by Hampshire and Dorset councils providing subsidized places and meals. Usually based at Highcliffe School but due to maintenance unable to accommodate this summer. They viewed the centre and seemed quite keen. If successful would be for three weeks 8am - 4.30pm Wednesday and Thursday from 27 July. As this is a community based and something we believe BWPC should be involved with and support we have offered the centre for discounted rate of £45 per session – with the request that the Sandy Plot and Lineside children are welcome to join in.

We also have interest for regular hire from pre-school stay and play, pre-school role play, after school club, tots ballet and early onset dementia.

ANTI SOCIAL BEHAVIOUR

Regular hirers have reported a group of young children disturbing sessions. The children either run in to the centre and sports hall screaming or if the door is locked, ring the bell and rattle the door. They have also been seen using the French drainage grill trying to prize the door open. PSCO Anna Lillywhite was informed, attended and spoke to the children. Sandy Plot has now been added to the regular visit rota. We hosted a neighbourhood policing street corner meeting in Sandy Plot which was well attended and have agreed to repeat the exercise again with our PSCO as and when requested.

COVID GUIDANCE

NO CHANGE – Hirers have expressed their wish to continue wearing face masks and follow below guidance for the time being.

Current Covid guidance is communicated to all hirers each in turn being responsible for the ensuring their patrons adhere to the Government guidance as follows:

- With the exception of children aged 11 and under all others are required to wear a face covering on entering and moving around the community centre
- Those participating in an exercise or dance class may remove their masks for the duration of the class. Face masks must be worn before leaving the class
- All parents and attending adults must wear face coverings
- We also recommend you ask all those attending your hire sessions to take a lateral flow test and only attend if the result is negative