



# BURTON COMMUNITY CENTRE

UPDATE REPORT: 10 MAY 2022

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

## OVERVIEW

All booking enquiries are acknowledged by the Clerk, followed up by a member of the BCC management team, 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, carry out a touch point clean and secure the building and grounds.

Feedback from all hirers remains extremely positive.

Detailed records are kept on file and available for inspection.

For this coming year 2022/23 we hope to maintain the level of business we have achieved in recent months this being £1,000 per month. With Easter and the school holidays, April was a relatively quiet month, while the income of £910 fell a shy of the target it compares favourably with £82 achieved April 2021.

## 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 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 supplier has confirmed the doors are currently being manufactured; these will be scheduled for delivery ahead of installation during school holidays. The fire door furniture has already been received and is in the Clerk’s office.

## GENERAL MAINTENANCE

Following the last meeting and majority approval, G & S Services Limited, have been instructed to under the necessary work to replace the corroding radiators – this has been scheduled during the next school holiday at the end of May 2022

As part of the ppm schedule (various annual servicing requirements to remain compliant). Fourteen smoke detector heads were identified as requiring replacement at a net cost of £410.14. **BWPC majority approval required for this expense.**



In addition, other non essential maintenance to consider for future expenditure – estimates to be sought

- Roof Cleaning – estimated cost in region of £5000
- Sports Hall Flooring – estimated cost of replacement floor covering to be sought, although not an immediate requirement.
- Hand drier is disabled toilet facility as regularly find hand towels blocking toilet.

## WASTE & RECYCLING

The single general waste dumpster has now been replaced with two separate smaller receptacles one for general waste the other for recycling. The collection rota is displayed in the kitchen and Clerk's office. Colourful bags to encourage hirers to separate recycling waste have been purchased and placed in the kitchen area.



## 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 Mallen, maintenance manager, met with representatives of the Community Centre Management Committee in December and reverted before the last PC meeting with a plan to clear the area of fly tipping, repair to the boundary fence and carry out general maintenance. Sovereign maintenance contractors were on site 3<sup>rd</sup> and 4<sup>th</sup> April and kindly cleared tenant fly tipping and broken branches from within the community centre demise. The fly tipping materials included several car tyres, a number plate, motor spares and assorted building debris. Sovereign have also carried out repairs to the Lineside boundary fence

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

Basic ground maintenance is contracted to Dorset County Council until March 2025. Visits be monitored to ensure the contract service levels are achieved and maintained. Contract to be reviewed December 2024 ahead of renewal date.



## CAR PARKING

Unauthorized use of the community centre car park has abated without issue since September 2021. Hirers and are happy with the number of parking spaces available, regular hirers and residents are 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 completed 27 April 2022. One resident stopped us the following day, with a big smile to tell us she had no idea the village had a community centre and to ask if it had just been built.



## ANTI SOCIAL BEHAVIOUR

Last month's graffiti on the notice board has been repeated, this has again been reported to the police and removed by members of the BCC management committee.



The Clerk was approached by a resident complaining about children that run around Sandy plot often until after 9pm. Specific mention about children knocking on doors and then running away, littering and broken down branches that have reappeared already in the trees bordering the grass at that front of the community centre.



Following the first police street corner meeting in March, Sandy Plot has been added to the regular police visit roster. The April Street Corner meeting at the Community Centre was very poorly attended, for the first twenty minutes it consisted of the PCSOs, Cllrs Mussell and Howland plus six of the local children who had been playing on the grass outside. Unfortunately, the meeting had not been advertised until the previous day hence the poor turnout, however, it did give us the opportunity to have a friendly chat with the kids most of whom were known to the PSCO as they attend school with her own children.

These meetings are the ideal forum to discuss the issues raised below and I suggest that we set up another street corner meeting at the community centre but this time publicise it well in advance and deliver flyers to our immediate neighbours.

It provides an excellent opportunity for parish councillors and PCSOs to improve our visibility and meet informally with our local residents to discuss matters of interest to all.

## COVID GUIDANCE

Has been officially removed by the UK Government, however, hand sanitizers will remain, regular hand washing and continued wearing of masks is encouraged. The practice of carrying out a touch point clean after all hire sessions will also remain.