



WPC Update for the EHT meeting dated 18th January 2024

Copy to be discussed at the next WPC Full Council meeting on 22nd January 2024

Roof Repairs and Solar Panels

Note

The trustees are in the process of winding up the current EHT (CIO) and finalising their roles before transferring assets over to the parish council as Sole Trustee.

As the ECC roof needs repair before the solar panels can be installed, it is a practical time for the current trustees to seek the parish councils input on how best to proceed.

The roof repair and panel installation will be a large project with large associated costs and the decision should now be made collectively by the parish council (as new sole trustee) and the EHT Trustees.

Previous repairs

- The first round of roof repairs was carried out in 2017/2018 costing Est £10,000. Repairs were carried out on the roof over the stage area.
- The second repair works were then carried out in 2019/2020 costing £5,550. This repair work was required on the flat roof over the corridor area leading to the library – near the fire exit.
- The library roof was then repaired last year in March 2023, as water was found leaking at both sides of the central beam running across the middle of the roof - total cost £6,000.
- A quick fix was again carried out this week (Jan 2024) on a small leak in the library roof where the tiles meet the Velux window (no charge).

Information

- The stage area is the oldest section of the roof which is now over 50 years old (barring the new section from 2017/2018)
- The main hall area is the area which is now in need of a replacement as there are damaged tiles. Full update within report attached from Chandlers, with photos.

Funding

- The EHT have successfully raised £10,000 in grant funding to support the solar panel installation. Funds award from the Wroughton Community Fund.
- There are also allocated reserves from the EHT accounts of up to £20,000 for the repair work.
- Future reserves should be built up again in by the Trust in anticipation of further repairs in the future along with overall building maintenance.
- Assuming the ECC as an asset remains within a charitable status, grant funding streams will continue to be available for application.
- The parish council acting as Sole Trustee will also be responsible for ensuring that the trust maintain reasonable levels of reserves for the future maintenance of the building.

Quotes Received

- 1) Chandler Roofing, PDFs attached.
Roof Repair works £20,512
- 2) Chandler Roofing, PDF attached
Solar Panel Installation, £8,080
- 3) GK Roofing, PDF attached.
Roof repair **work only** £19,800

Recommendations

- The Clerk of the parish council and the Chair to the EHT agree that the quotes attached from Chandler Roofing are sufficient to progress.
- Two quotes are attached, 1) is for the repair work and 2) is for the solar panel installation.
- Using the same company for both jobs is the most cost-effective way forward and will be quicker to finalise works and install panels. The scaffolding and labour will also be streamlined as all work can be completed at the same time.
- The preferred method of install is to replace the roof tiles, and then place the solar panels on top – this is the more traditional method. This will create more of a cost saving exercise than having the panels in bedded in the tiles.
- Both the EHT and the Parish Council should now consider all quotes and information attached and agree a way forward by instructing works as quickly as possible.