

Filkins Parish Council: village properties

Item No.	Description	Condition	Remedial Work/Cost	Time Frame	Photos
1.	<p>Village Centre 1935 building, incorporating:</p> <p>Ground Floor - shop, changing rooms, Post Office (not accessed);</p> <p>First Floor - Office (Cameron's Recruitment)</p> <p>'Museum room' store not accessed.</p>	<p>Roof: Natural Cotswold Slate laid in diminishing sized courses. <i>General weathering/spalling with a number of nibbed slates, minor slippage and moss/weeds, etc., particularly in the valley areas.</i></p>	<p>Short term: roofer to replace any slipped slates, remove moss, debris from valley areas, and general check elsewhere.</p> <p>Long term: you should allow for stripping the whole roof covering. Consider replacement with good imitation Cotswold slate, e.g., www.cardinalslates.co.uk - generally accepted in Conservation areas and even on some listed houses, as a close match and at a significant saving in cost. Reclaimed original slates can then be sold to offset the cost.</p> <p>Costs will depend on discussions with Conservation Officer and vary enormously from say, £15,000 to £35,000 depending on discussions and what can be salvaged and re-used (only can be established when slates are taken off and examined).</p>	<p>Within 12 months</p> <p>Within 5 years</p>	<p>002-005; 010</p>

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1. – continued	Village Centre 1935 building, continued	<p>Rainwater goods: metal components supported by metal brackets. <i>General corrosion and peeling paintwork to most gutters and downpipes.</i></p>	<p>Allow for taking down all rainwater goods, wire brushing down, resealing and redecoration. Allow for replacement of any components found to be beyond repair Estimated cost: allow £2,000</p>	Within 12 months	018 – 020
		<p>Walls: dressed Cotswold stone with dressing to window/door surrounds and elsewhere.</p> <p>Windows: original metal framed windows with leaded panes – some corrosion evident and a few cracked panes.</p>	<p>None required in short/medium term.</p> <p>Allow for ‘conservation repair’ replacing any cracked panes and redecorate. Estimated cost: Allow £3,000</p>	12 – 24 months	021 – 024
2.	Electrics	Mixed age wiring.	<p>Allow for test and report and quote for cost of any necessary upgrading: allow £300 for initial report, and PC sum of £1,000 for upgrading works</p> <p>Office installation tested in 2014, with recommendations for re-inspection 2019.</p>	Arrange test in 2019	064
3.	Attic area (accessed from 1 st floor office)	<p>Some ‘daylight’ visible where torching has loosened.</p> <p>Vent to gable wall allowing bird entry.</p>	<p>See earlier comments regarding re-roofing. Builder to fit mesh to the vent. Allow £50</p>	Within 12 months	065 053 046

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3.	Attic area continued...	Active woodworm noticed to rafters.	Treatment by a specialist – allow £750.	Within 12 months	049
		Old redundant galvanised water tanks.	Consider removal, (not strictly necessary), when roof re-covered.		050
4.	Decorations	1 st floor Office in good condition. Elsewhere, in need of redecoration, especially changing areas.	Cyclical redecoration needed on a rolling programme. Allow £4,000	Within 12-24 months	
5.	Cellar	Wooden access hatch showing signs of decay.	Replace wooden hatch (possibly with a steel one). Allow £1,000 Improve ventilation.	Within 12-24 months	122
		Old water tank and pipework	Consider removal (although little gain as cellar floods in any event).		119, 120
6.	Outbuilding	Same materials as Centre	<ul style="list-style-type: none"> • Overhaul of guttering; • Replaced damaged slates (in longer term recover); • Remove vegetation in valley and check/review condition. Estimated cost of above: £1,500 In time, this roof will need to be replaced. Discuss with Cottsway Housing Association with a view to doing whole roof, and review timetable	Within 12 months	031 – 033; 026; 028

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		Repoint approximately 2 m ² of stonework, where open joints exist, in matching mortar.	Allow £250.	12-24 months	077
7.	Playground area and wooden seated shelter	Deterioration of roof slates.	Strip/re-cover – as with discussion with Conservation Officer.	Within 36 months	085 – 088
8.	Boundary walls	Generally in fair condition but some repair needed in various locations around playground and bowling green.	Experienced stone waller should be employed on day rate. Allow for 10 days @ £200 per day	Within 24 months	091, 099
9.	Playground	PC should commission independent report from Playground Inspector to ensure that the whole area (equipment, surfaces etc) complies with EN 1176 (playground equipment) And EN 1177 (safety surfacing)	Inspection report (Initial report – allow £150) Damaged surfaces need repair	Immediately	081, 082 095
10.	Swimming pool	Similar report recommended to ensure compliance and satisfaction of insurers.	Inspection report (initial report – allow £150)	Immediately	094

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11.	War Memorial	Generally satisfactory. Uneven stone paving.	Re-grout, but limited improvement possible to address unevenness without taking up whole area and renewing. Questionable if this is really warranted. Redecorate 2 metal benches	Not urgent Not urgent Within 24 months	104 103
12.	Bus shelter	Generally satisfactory	Check roof and renew small number of slipped slates	Within 5 years	107-110
13	Bowls Club Pavillion	Dated, but structurally generally sound	Bitumen roof likely to need replacing within next 5 years Allow £2,500 Timber cladding: redecorated and renew any defective joinery. Electrics: Arrange test and report Internal refit? (new kitchen etc) Allow £5-10,000 depending on extent of works		137