



REPORTS FOR THE MEETING OF THE PARISH COUNCIL
to be held **VIRTUALLY VIA ZOOM ON MONDAY 11th JANUARY 2021**

Properties Report 9th January 2021

A Second Quote for Roofing needs at 8 Horton Road has been received. I have revisited the original 2003 schedule on this Community Project. Completion was 2005. A Head Lease of 99 years was agreed and signed between the DPC and The Montague Estate in 2005 when the project was finished.

The Head Lease has a provision in it. Should the LIS & TVP no longer stay the DPC can renegotiate a commercial rental for a different purpose with the Owner of 8 Horton road (The Montague Estate)

The DPC was to Borrow the expected costs of approximately £209,000 in 2003. It was expected the loan would be paid off in 10-12 years The DPC would recover the costs from a none commercial rental income from Thames Valley Police & the Library & The community project was to provide two very welcome services to Datchet residents. A library, information service & Police Point. At the same time the once Working men's Club was in a very bad condition needing a fair amount of repairs 2 extensions & a remodelling of the internal space to provide the two new services the space needed.

The original schedule tells us the only part of the building considered NOT needing work at the time of the project (2003) was the Roof original old but still OK.

The new Extension lean-to roof was to be finished with reclaimed Welsh slate? It seems the correct size was not available .a substitute was used. The difficulty with the substitute was never resolved satisfactorily. This's explains why the Lean-To roof has always been a problem.

Shallow Lean -to Roof needs baton or wedge adjustments to control the flow of the Heaviest of rain storms. It is today recommended an interlocking tile be used in this situation.

The building is not listed. However it is in the Conservation Area and we must address the need to follow all compliance.

The Main Very High roof is now very old and when possible the rafters need looking at regarding any rotting wood. (This may lead to further cost) The ridge tiles of which there are many need re-bedding not just repointing. At the very least 100 new / replacement matching Welsh slates are needed.

When this work is done the roof should last for the remainder of the Header Lease. By re-bedding all ridge tiles rather than re pointing the roof becomes as new. We are able to do this as the building is not listed using modern cement with Colouring if considered preferable.

There are some guttering Problems underneath the two side by side Gables facing the Horton road. Rain water over the years has washed away the stone window sills under this part of the building due to inadequate rain catchment by the guttering.

This problem can be rectified with a Hopper rain collection box connected to a larger size down pipe. I recommend a modelling done first for correct dimensions.

Lead Member Properties Mrs. M. Davies
