

Tarporley Community Centre

Tarporley Community Centre
High Street
Tarporley
Cheshire
CW6 0AY
tarporley@community-space.org
Registered Charity 1040034

12th April 2019

Ann Wright
Tarporley Parish Council
c/o Tarporley Community Centre
High Street
Tarporley

Appeal for financial support for roof replacement

Dear Ann

The Tarporley Community Centre is a heavily used village facility which was built in the 1960s (with later extensions) and the roof is close to the end of its working life. It has been repaired some 7 times in the last 7 years and the repairs are becoming more difficult and extensive. The Management Committee has commenced a project to replace the roof and is now looking for Grant Providers willing to assist with donations.

The facilities: These comprise a main hall, a smaller hall and two meeting rooms, all equipped with toilets and kitchens. Three of the rooms are provided with disabled access and disabled toilets. There is a stage and back stage facilities for amateur dramatics. The main hall is equipped with a public address system and a large screen for showing films. The building is provided with efficient gas fired central heating and fast broadband. The car park behind the building has spaces for 60 cars

The users: There are approx. 140 bookings per month and the weekly footfall is approx. 800 persons. The users range from a large U3A group with 440 members and 17 interest groups, the Arts Society Tarporley with over 150 members, the Flower Club with over a 100 members, a wide range of adult and children's exercise classes and baby and toddler groups. The Tarporley Rotary Club show films once a month attracting an audience of approx. 100 and operate a monthly Country market with approx. 24 stalls and a footfall of 150. The amateur dramatics society put on two performances a year, each of which runs for 3 nights and a total audience of nearly 400 per event. The Blood Donors operate 7 sessions per year and the Cheshire Army Cadets use the smaller hall for training twice a week. Weight Watchers use the smaller hall twice a week.

Financial Situation: The annual income is approx. £45k and the annual expenses approx. £35k. The cash reserves are currently approx. £50K. Each year around £6 to £8K is spent on improvement projects. During 2019 and 2020 we plan to curtail the improvement projects and increase our reserves to at least £60K.

All bookings are made via a website which also controls payments and invoicing.

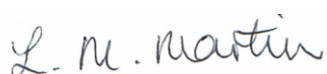
Administration: Ownership of the buildings and land is vested in the Charity Commission Custodian. The Centre is entirely volunteer run and is managed by a committee which includes five Trustees. Services such as cleaning and gardening are contracted out and there are no employees. There are call off contracts in place for the maintenance of boilers, gas, electrics, plumbing, building fabric, fire alarms, emergency lighting and fire extinguishers.

Condition of the roof: The roof comprises cement tiles laid on wooden battens laid on mineral underfelt. The tiles have thinned over the years and the thickness of the exposed parts has reduced by some 30%. The thinned tiles are brittle and are prone to cracking. The tiles can only be obtained from builders reclaim yards and are difficult to locate and expensive. Spares are limited. The underfelt has degraded and shrunk. There are now significant gaps between the sheets. This is serious as the pitch of the roof is only 20% and the roof relies on the felt to stop wind driven rain. The wooden battens have rotted in some areas and the subsequent, uneven supporting for the tiles makes them even more susceptible to fracture during adjacent repairs. The original 50mm rockwool insulation has deteriorated with time and the ingress of rainwater. The heat insulation efficiency of the roof is therefore reduced resulting in higher energy consumption and costs for the Community Centre. Cost and photograph records of the repairs are available.

Progress to date: Structural and asbestos surveys of the roof have been carried out, and a new design utilising modern roof tiles developed by an architect. This has recently been given planning approval and building control consents by Cheshire West and Chester Council. An enquiry package has been prepared and several contractors are currently tendering. We anticipate the cost to be in excess of £70k. As some 7,250 tiles are required, this gives an installed cost of approx. £10 per tile. We are planning to have the new roof installed during the period mid July 2020 to mid Sept 2020, subject to raising the required funds in time. We have started the process of applying to WREN and other grant providers for funding. We are also publishing our appeal via Tarporley News, our website www.tarporleycc.co.uk and our Facebook page @tarporleycc and also events held in the Community Centre. We are also registering for Gift Aid and setting up a Just Giving page. We are going to launch a 'Buy a Tile' campaign.

Approach to Tarporley Parish Council: Due to the high cost of the project, the Trustees would be grateful if the Parish Council would consider awarding some financial support for our project.

Yours sincerely



Mrs Linda Martin
Trustee and Chair of the Management Committee