

HURSTPIERPOINT VILLAGE CENTRE

Charity No: 305265 c/o office@hurstpierpoint-pc.gov.uk 01273 833264
Parish Office, Village Centre, Trinity Road, Hurstpierpoint, WEST SUSSEX BN6 9UY

Village Centre Main Hall Floor Refurbishment

30 November 2023

Introduction

The 220m² main hall floor in the Village centre, is normally refurbished every 5 years. This refurbishment will include the repairs, sanding of the top surface and the treatment of the wooden floor with an acrylic varnish. It has presently been 6 years since this was last carried out and the flooring is showing signs of needing repairs and refurbishment as soon as possible.

After consulting with two flooring specialists, they have confirmed that there is sufficient surface thickness to allow for the floor to be sanded, at least twice before the whole floor will require replacing.

Proposed Refurbishment Works

It is proposed to repair two areas of the main hall flooring, where the battens under the flooring have degraded due to previous water damage, which has since been repaired. Plus:

- To machine sand to a fine finish, removing all existing coatings, including all edges and corners.
- To apply one coat of binder seal
- To apply three coats of Granwax Master Finish Sports Lacquer.

These works would take approx. 4 days to complete.

Proposed Ongoing Maintenance Plan

To prolong the life of the flooring, the specialists have advised a maintenance plan, which will prevent the floor from requiring sanding again for up to 15 years and therefore prevent the floor from needing replacement for approximately three decades.

The works to be carried out are to machine scrub the main hall flooring with hard surface cleaner and leave to dry overnight, screed sand and vacuum. Apply two coats of Granwax Master Finch Sports Lacquer.

This would be at a cost of **£3,168** every visit and will take approx. 2 days to complete.

If the initial refurbishment was carried out in 2024, the maintenance plan would run over the following years as below:

- 2025 (year 1)
- 2027 (year 3)
- 2029 (year 5)
- 2031 (year 7)
- 2033 (year 9)
- 2035 (year 11)
- No treatment for 5 years
- next full refurbishment/sanding in 2040 (Year 15).

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Quotes**Refurbishment & Repairs**

We have received two quotes for the repairs and refurbishment works. All costs include VAT which cannot be reclaimed:

East Sussex Wood Floors

- Repairs - £288.
- Refurbishment Works - £6,600.

Total £6,888.

Sussex Floor Restoration

- Repairs & Refurbishment - £8,808.

Total £8,808.

Maintenance Plan

The two companies have quoted slightly differently for the maintenance plan:

East Sussex Wood Floors

As shown above, allowing for 15-years between refurbishments. At a cost of **£3,168** per Visit. This will result in 6 visits in a 15-year annual maintenance plan at a total cost of approx. **£15,840 ex. VAT.**

Sussex Floor Restoration

Sussex Floor Restoration has estimated an annual maintenance plan, including a deep clean, light sand and a fresh coat of lacquer (type not specified) at a cost of **£1,320** per visit.

However, he has only estimated a 10-year period between refurbishments. To give a fair comparison, I have calculated this quote to a 15-year period. For example: - this will result in 15 visits in a 15-year annual maintenance plan at a total cost of **£16,500 ex. VAT.**

User Feedback

The surface of the main hall floor is especially important to some of the venue's key hirers. The floor is the main reason the venue attracts regular hirers such as Star Dance (Ballroom Dancing). However, all users require the floor to be well maintained with a smooth finish so there are no trip hazards or bald patches.

Closing the venue will undoubtedly affect some hirers bookings, but if the works can be programmed at a time (e.g. Easter or Summer School holidays) that will minimise the inconvenience for users and the negative impact on revenue as well.

RECOMMENDATION: The Trustees are asked to AGREE the appointment of East Sussex Wood Floors:

- to carry out the repairs at a cost of £288;**
- to carry out the refurbishment works at a cost of £6600; and**
- to carry out the maintenance plan (of 6 visits over a 15 year period) at a cost of £3,168 per visit.**