

OPERATIONAL UPDATE

AMOC Meeting DateThursday 24th June 2021

FACILITY	PROJECT	STATUS
COUNCIL CHAMBERS	Loose slates – Committee Room roof – quotation to be sought. Ops Manager chasing 2 nd quotation	Ongoing
	Rooms 1 and 2 – (Grace and Glamour treatment rooms) damp issue which is affecting both rooms, being investigated. Quotes received from DFR roofing, other quotes expected this week from 2 other contractors for comparison. UPDATE temporary repair made with resin full repair. Full replacement of lead work recommended in near future. Ops Team to make right water damage, re paint etc.	Ongoing
	Water leak into Pearns passage where litter had blocked down pipe, Ops Manager has researched and found an option to enable repair in house.	Ongoing
	General maintenance and improvements to outside of building will be undertaken (in the Spring) by contractors and Operations Team. Pressure washing of outside of building undertaken by Kernow Cleaning Solutions.	Completed
	Window in main hall and room 7 not opening seeking quotation for repair	Ongoing
LIBRARY & COM HUB	One window surround has fallen off, water ingress into library when windows were cleaned – reported to CC for action escalated since last meeting.	Ongoing
	Automatic door sensor cover has fallen off and shattered, Community hub and Library Manager reported to CC.	Completed
PARKS	Skate Park New Benches secured in place and no more significant damage, some scratches and some writing Team Rubicon skate park event in conjunction with Millbrook PC. Date set 18 th & 19 th September	Completed
	Bénodet Park Drains Issue Update – South West Water visited the site 19/03/21 – water leak tested positive for chlorine and now being investigated.	Ongoing
	ASB during half term small fires lit using toilet paper from nearby Toilets. Cabling on bandstand cut, repair being instructed. Evening Caretaker shut in park after asking a group of youths to leave.	Ongoing
	Twinning Association have started to weed and tidy up the corner flower beds. They are also going to approach Torpoint Community College to rejuvenate the Mosaics. They are also looking to instal something in the park to commemorate the passing of 2 past Chairmen of the Torpoint Twinning Association	Ongoing
		Ongoing
		Ongoing

	<p>Stinch has constructed the park sign and installed with Ops manger, other signs being constructed.</p> <p>Mowing. Regular mowing is now taking place since weather has improved, cutting approx. every 10 days.</p> <p>Wall – in the past have considered installation of netting to prevent climbing – as coping stones being damaged.</p> <p>Ops Manager has met one contractor to look at feasibility, height difference between Skate Park and Benodet Park around 1 meter, steps or slope and hand rail would be needed. 2nd opinion being sought.</p> <p>UPDATE Initial quote £15,900 Ops Manager. 2nd potential contractor visited the site but has since said they do not have capacity.</p> <p>Thanckes Park Play Park</p> <p>Some ASB and damage to the willow tunnel, FOTP repaired but unfortunately the spare willow that they were saving for a second project were too badly damaged to be saved.</p> <p>Rendel Park</p> <p>Report of cracks appearing between path and railings. Ops Manager has attended and does not think it poses an immediate risk, but perhaps a inspection of the river wall would be advisable. Town Clerk has contacted the Ferry Management and we are awaiting reply.</p> <p>A gift of a Palm tree for this area has been collected and is being looked after by the Ops team.</p> <p>Sparrow Park</p> <p>Planting suggestions being agreed, Ops Manager has added some plants, donated by him and a Dahlia from a member of the community.</p> <p>Cosmos and geranium plants have been planted by Councillors Chris Still and Mrs Chris Goodman.</p> <p>Town sign meeting with Cornwall Highways took place, a change was suggested to initial design to allow compliance with road furniture legislation and simplify installation.</p> <p>Tennis Courts</p> <p>Awaiting costs on quote for remaining fencing works</p> <p>Ops team continuing with site tidying</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Completed</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
PUBLIC CONVENIENCES	<p>Antony Road development – council approved new drawing. Clerk liaising with the developer and council solicitor to establish development start date.</p> <p>Increase in amount of faecal matter that the evening Caretaker has had to clean as the evenings are getting lighter.</p> <p>A pair of trousers was found flushed down the Bénodet public conveniences.</p>	<p>Completed</p> <p>Monitor</p>
ENFORCEMENT	Continuing – Operations Manager to undertake Enforcement training	Ongoing
JAPANESE KNOTWEED	Operations Manager to work with Operations team – support available from Cllr Spurling. Ops Manger and R. Austin have reviewed the sites and will be carrying out 1 st spray before the end of June.	Ongoing

BENCHES	A programme to spring clean all the benches is being compiled.	Ongoing
	Proposal for new memorial bench to be situated on grass at corner of Bellevue Square and Ferry St. to be discussed with family and residents. Discussions now with family regarding siting at the northern end of Chapeldown Road	Ongoing
OTHER	Bunting – One stretch of Bunting snapped Kernow Aerials repaired and refixed.	Completed
	Defibrillators. Work progressing to renew the monitoring licence next year with Duchy Defibrillators – which is a cheaper option.	Ongoing
	Anonymous correspondence – van leaking oil – investigated and reported to Environment agency. Update Van no longer visible	Completed
	Recruitment of replacement cleaner in progress, new role title Facilities Operative in line with other Towns and Parishes. Rachel Lyons is now in post.	Completed
	Watering Ops Manager is looking into options for watering Sparrow Park planting, Harvey Street Flat planters and gifted hanging baskets.	Ongoing

Milly Southworth

From: Mark Page <page.mark@yahoo.co.uk>
Sent: 23 April 2021 20:33
To: Philip Griffiths
Subject:  Quote - Roof Repair. 

Good Evening Phil,

Please find below the quote for the repair to the Council Chamber Roof.

1. To strip out lead and timber work from corner to sump and replace in marine ply with code 6 lead.*

Price £3950 inc vat.

*Repair work as above but finished in GRP

Price £3750 inc vat.

2. To strip out lead and timber to whole of gully areas and replace with marine ply in code 6 lead. *

Price £12,450 inc vat.

*Repair work as above but finished in GRP

Price £10,450 inc vat.

Following our recent discussion, I would also recommend that the entire gully is replaced.

Should you have any questions then please do let me know.

Kind regards,

Mark.



Roof

QUOTE No. 20005571

Order No.
Valid for 30 days

Torpoint Town Council

1-3 Buller Road
Torpoint
Devon
PL11 2LD

Site: 1-3 Buller Rd,

Site Contact: Philip Griffiths

Salesperson: Kevin Wakeham

Date: 31/03/2021

Dear Sirs,

Re: Roof Ingressing Rain Water Assist Prevention Repairs, And or Renewal Part Roof Covering.

We thank you for your valued enquiry in connection with the above project and following our site survey, we have pleasure in submitting our recommended specification on interpretation of your requirements, together with costings to complete as described.

Having attended and investigated the route cause of ingress, I can further provide below my recommendations together with costings to complete all as described.

WORKS

This single storey section of the council complex is situated above a commercial unit. It is currently experiencing Ingress issues to the perimeter lead valley area. The works required will include:

- Appropriate scaffolding access and protection to allow safe working practices to the faulty area section of the box valley detail.
- Remove existing slates and set aside for reuse, carefully lift existing lead cover details.
- Remove defective section of lead valley and replace all saturated deck.
- Install new lead linings to the sump/ outlet detail.
- Install new appropriate coded lead sheet material to the exposed section of box valley.
- Reinstate existing slates and allowing for breakages.
- Redressing existing lead cover.
- Remove all loose /blown mortar belcast detail and replace with new mortar compounds.
- Rebed existing hip tiles to designated elevation, replace adjacent broken slate, remove defective section of loose belcast and replace with new mortar compounds. Reposition/ refit various loose/dislodged slates varying access.
- On completion of works sweep clean and dismantle scaffolding.

For the above works, including the required scaffolding and pavement license N^o,
we would ask the sum of: £2,120.00

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Registered Office: Douglas House, Weston Park Road, Peverel, Plymouth, Devon, PL3 4NU | Co. Reg No: 3339715 | VAI No: 526 9705 21

DFR Plymouth
T: 01752 255616
E: info@dfrrroofing.co.uk

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DFR South Hams
T: 01548 854449
E: info@dfrrroofing.co.uk

DFR Torquay
T: 01803 316444
E: torquay@dfrrroofing.co.uk



QUOTE No. 20005571

Order No.
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Please Note :

In preparing our quotation we have assumed the following terms and conditions:

1. This quotation is open for acceptance for a period of 4 weeks from today's date.
2. DFR standard terms and conditions apply (see below)
3. All subject to V.A.T at the applicable rate.
4. All lead removed and not being re-fixed shall be scraped by DFR. DFR have made a favourable allowance within our quotation to reflect the associated scrap value of works.
5. Here at DFR Roofing Ltd we take your privacy seriously and will only use your personal information to administer your account and to provide the products and service you have requested from us. This information will be kept for a period of no longer than 3 years.

We trust the aforementioned meets with your requirements, should you require us to undertake these quoted works, please contact our office to arrange a suitable date to commence said works or to discuss further.

Kind regards,

Kevin Wakeham
On behalf of **DFR ROOFING LTD**

DFR Terms and Conditions

All costs provided are correct at the time of quotation, however may be subject to change based on the availability and/or price changes of materials at the time of acceptance. DFR will notify the client of any cost changes ahead of the commencement of works.

DFR Roofing Ltd have not included to redesign the falls in the roof levels. The new membrane system will be installed onto the existing constructed joist levels. Any water that may be retained on the finished roof surface would not affect the terms of the issued guarantee and DFR Roofing Ltd will not be held liable for any claims or withholding of monies as a result of any such occurrences. The client, prior to commencement of any works must specifically instruct the reconstruction of roof falls if this is a clients' requirement of the proposed works.

The removal of debris, if quoted, will include for all existing materials removed from the quoted works area. This will not include client's own private rubbish or waste, nor will it include the removal of any dust deposits to the surrounding area as a result of the works.



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Unless otherwise agreed, payment is due within seven days on receipt of the invoice. If the works are to be accompanied with a guarantee, no such guarantee will be issued until receipt of full payment for the works. In the event of a guarantee being issued without payment received, any such guarantee will be void and invalid until said payment is received.

The goods used during the works will remain the property of DFR Roofing Ltd until receipt of full payment of the invoiced works.

During the works, some debris may be deposited to the area below. Any items that require protection should either be removed or protected by client prior to commencement of the works.

Any works that involve access or works in association with neighbouring properties should have permission granted between said neighbours and the client. Any such permission is deemed to have been granted prior to commencement of the works.

Any damage caused to ceilings, plasterboard, plaster, Artex or such materials as a result of re-roofing works / vibrations will not be the liability of DFR Roofing Ltd to make good.

In the unfortunate event of damage occurring as a result of any form of neglect, exposure to the elements or such event caused by DFR Roofing Ltd, DFR will not accept any form of claim for reimbursement of costs expended to repair or rectify any alleged damage without prior agreement. Any alleged damage must be made available for inspection by DFR, upon which a report and recommendations can be submitted for consideration. DFR reserve the right to rectify any damage caused in the first instance.

In the event of exposing bats or similar wildlife within the fabric of the building during our works, and if such exposure results in the cessation of works, delays or additional works being required, such costs must be paid for by the client.

DFR Roofing Ltd reserve the right to alter, amend and change the material specifications to that of an equal or improved system as originally quoted, at no additional cost to the client.

If any element of the quoted works require Building Control consent, approval or any such fees or permits, all such responsibility to be that of the householder/client. DFR Roofing Ltd have not included for any such costs, unless specifically identified within the quotation

DFR cannot be held responsible for any delays or failures to perform its obligations if it is prevented or delayed in doing so by an event of force majeure.



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Milly Southworth

From: Mark Page <page.mark@yahoo.co.uk>
Sent: 23 April 2021 20:24
To: Philip Griffiths
Subject: Quote

Bénodet PK wall

quotation

Good Evening Phil,

Please find the below quote for the work we have recently discussed: -

To knock wall through from the skatepark to the walled garden.

Finish wall ends.

Build steps into walled garden with stainless steel handrails.

Remove and dispose of all rubble.

Total price - £15,900 inc Vat.

Should you have any questions then please do let me know.

Regards,

Mark.