

Charity Trusts

Report number **C/12/23**

To **Representatives of the trust**

Date **18 January 2024**

Status **Exempt**

Responsible officer Secretary to the Trust

Subject **CHARITIES UPDATE REPORT C/12/23**

SUMMARY: This report sets out an update on the Charities managed by the Council as trustee and asks Representatives to review and discuss the recommendations therein.

INTRODUCTION

Since the last meeting on 05 October 2023 the updates are as follows.

DAVIS OAKLANDS CHARITABLE TRUST

Oaklands Building

PHASE ONE – INTERNAL WORKS – COMPLETED IN FULL

1. External repairs to the roof including the enclosure from the top of the stairs onto the central valley area. **This work has been completed.**
2. Thermal insulation to the attic, **this work has now been completed.**
3. Internal refurbishment and roof insulation

The works have been completed.

4. Town Council Offices - Front Porch Repair and Repaint, **this work has now been completed.**

PHASE TWO –

5. Replacement windows. Oaklands Building falls within the High Street conservation area and so conservation area planning consent was required. Permitted Development has since been received and a Brighter Homes were appointed in the early part of 2023 for the sum of £87,135.60 plus vat. **The replacement windows are now being installed and should be finished in the next few weeks.**
6. Once the windows phase has been completed it is recommended to look at developing proposals for renewable energy solutions particularly to replace heating. Consideration to be given to air source and ground source heat pump proposals.
7. The installation of solar panels to the roof of Oakland and potentially the library. **No progress yet.**

PHASE THREE – EXTERNAL WORKS

The specification is as follows;

Front Elevation

- Stone lintel deteriorating – carry out making good to stone lintel detail to the right-hand side. As per previous repairs, to remove the damaged render covering to the lintel and clear debris. Grind out and install Hell-bars to strengthen the lintel where cracked. Prepare surface below and re-render the lintel as existing. Introduce new mock brick mortar lines to the render to mimic the original pattern.
- Carry out reporting to agreed isolated areas of brickwork on the front elevation, with use of lime mortar.
- Prep, and redecorate all previously decorated external surfaces, including doors, windows, fascia, soffits, joinery, and metalwork.
- Supply and fit 6 no swift nesting boxes – positions TBA

Main Roof

- Refix/replace slipped and missing slates to the full roof area of the building.

Main Flat Roof

- Localised deterioration and splits – overhaul and repair flat roof – remove areas of vegetation build up. Re-point coping stones where sections failed.

Lower Flat roof over wc/kitchen

- Deterioration to roof coverings. Plant growth on flat roof – carry out strip of the existing flat roof and deck boarding beneath. Remove plant growth. Install a new flat roof system to include new ply deck, rigid insulation and covering with new lead flashing to perimeter of the parapet wall on completion.
- Brick on edge coping to parapet deteriorating and slipping carry out localised masonry repairs where brick work has deteriorated and some missing/failing – Brick match to be obtained prior to works commencing.

Gutters and Rainwater goods

- Inspect all rainwater goods ensure that all joints are caulked, and sealed, and clear any blockages from gutters.

Brighter Homes were awarded the contract for the sum of £12,621.25. and this work will commence once the installation of the windows has been completed.

SUMMARY

Although the building repairs will be covered by the Davis Oaklands Charitable Trust funds and **not** by Hythe Town Council, who are tenants., it is recommended that Hythe Town Council cover the costs of the building work and recharge Davis Oaklands Charitable Trust, as there is a delay with Natwest updating bank signatories at the moment. This has been chased by the Secretary to the Trust, but no date has been given as yet as to when the process will be completed.

OAKLANDS BUILDING - OTHER

Accessible entrance to Council Offices (Appendix 1)

To consider the attached proposal by representative Stephen Bailey.

Works to perimeter trees around Oaklands (Appendix 2)

To consider the attached recommendation by representative Stephen Bailey.

EATON LANDS

Volunteer Programme

The Kent County Council (KCC) Community Warden for Hythe has organised volunteers to take over the excellent work of the Hythe and District Countryside Volunteer Group. A report will be submitted to the next Charities meeting as they have only just started the work. They have requested a plot on which they can grow saplings that they can then distribute to Hythe Residents. The Plans and Facilities Officer is looking into this for them.

The Copse

The Contractor awarded these works will be starting work this week and will be reducing the copse by an annual 10% as agreed by members at a previous charities meeting.

Woodland Quarry

The contractor awarded the works can no longer complete, so the officers are looking for new quotes. Some of the trees fell in the last storm and have been attended to by Folkestone and Hythe District Council under Health and Safety provisions. This affects the original quotes that were presented and therefore officers are looking for revised quotes not including the emergency works now completed. Any work will need to be completed before the nesting season.

Other items to be considered at Eaton Lands

- Brambles will require reduction/maintenance as they are spreading (getting too big) and encroaching into the open space. Litter is being thrown into the brambles and cannot be removed due to the size of them.
- It is recommended placing a fence around the playpark so that dogs cannot defecate where the children are playing. There is also a risk that a child may be bitten by a loose canine.

BURMARSH

Recently a fallen tree was moved, and this highlighted some grounds maintenance issues with the adjacent hedging. Officers have discussed this with the neighbouring resident with a resolve that the area will be tidied up so that they can access their fencing. Quotes are being requested.

HORN STREET

Complaints from residents are still being received with regards to motorbikes being ridden across the grounds. Access points are being scrutinised and are part of the Officers projects list. The park will require access for children's buggies and pushchairs.

CONTACT OFFICER

If you have any queries about this report, please contact The Secretary to the Trust.

Tel: 01303 266152 or email Clerk@hythe-tc.gov.uk prior to the meeting.