

## **Monkton Combe Village Hall**

### **Replacement of flooring in Main Hall and Kitchen**

#### **Background**

In March 2014 professional advice and quotations were sought for sanding and sealing the Main Hall wooden floor, a job which was last done in 2005. We were advised that that further sanding could not be done as the floor had worn down to the 'tongues' of the joints, especially in the locations where the table tennis table was placed. Quotations were therefore sought to replace the floor, both in the Hall and the Kitchen. Five quotations were received, three of which suggested a new floor could just be laid over the existing. The other two firms said they would not do this as they had measured the water content of the timber and in their opinions the damp-proof course was failing, particularly along the south-east perimeter of the main hall. Any attempt to cover the existing floor would result in substantial buckling of the new floor, even if it was made using a more stable modern system using 'engineered' hardwood over plywood backing. They advocated removing the existing wood floor to expose the concrete substrate and inset wooden joists, removing the joists and failing bituminous damp proofing and replacing it either with a resin or plastic system. The Hall could be floored in solid hardwood boards, parquet blocks or engineered hardwood. The Kitchen floor, which is in a poor condition and cannot be cleaned properly, would be re floored in a vinyl non-slip surface over a plywood or chipboard substrate, having removed the existing boards.

The estimates from the two companies, Interior Harmony and Moran, totalled £14,302 and £13,132 respectively, plus VAT.

The Committee agreed to save the operational profits for the next three years to help the Parish Council pay for this new flooring, with the aim of raising half the required sum, funding the remainder from our reserves.

#### **Recent quotations**

During the early part of 2018 a sub-committee comprising David Le Tall (coordinator), Des Wighton (Chairman) and Mike Newton (Secretary) has asked representatives from Interior Harmony and Moran to update their quotations and provide further advice. Two other specialist firms have been asked to quote, N&S Flooring (Bristol) and William Rose (Frome). During the discussions it became apparent that just replacing the flooring in the main hall would emphasise the tatty nature of the stage and the exposed central heating pipes and that attention should be paid to these at the same time. Accordingly some of the firms were asked to quote in addition for replacing the stage front together with side-hung doors to access the underneath storage area, for boxing-in the pipes and re-routing those in front of the stage. The quotations from these firms are shown in the summary. In the cases where no quotation is available for the additional work the figures from other quotations have been used so that total costs for comparative work can be estimated. The comparable totals for engineered oak in the main hall and Altro safety floor in the kitchen are shown in red.

It is anticipated that the Village Hall will make two donations to the Parish Council towards the project, the first being half the total cost amounting to £9291 to enable the order to be placed. A second donation of £5,194 would be made on completion. The Parish council will pay £1,000 and commission the work.

## Timing

Moran, Interior Harmony and N&S were asked to quote for the main hall and the kitchen separately as it was assumed that these would be done over two successive Summers. Later in the quotation process it became clear that it would be possible and advisable to do both areas this August for two reasons:

- a) the home-schooling Monday letting, which originally planned to continue over the entire Summer, said they would not be wanting the Hall in August this year and there are no other bookings for August apart from a Railway Modellers' Group who are happy for theirs to be moved
- b) the healthy state of our cash reserves means that we could pay for the whole of the work to be done this year

Consequently the quotation from William Rose was not broken down into separate areas and they have quoted on the assumption that the kitchen and main hall would be done together. All the companies except Moran said they could do it this August but Moran could not commit to this.

## Recommendations

Although not the cheapest of the quotations, William Rose's representative (the company owner) impressed us with his knowledge of wooden flooring and attention to detail and suggestions for improving the stage. Mostly working in domestic properties, the company has recently installed the flooring at the new Brunel Museum at Bristol Quay. He recommended the use of engineered oak boards rather than solid planks or parquet as being more stable and being less likely to move with environmental and temperature changes. The temperature change in the Hall is greater than would be encountered in most properties as it is unheated for days at a time in Winter and therefore this must be a consideration.

The sub-committee recommends therefore the engineered oak technique is the most suitable for the main hall - although DLT likes parquet (which is more expensive to lay). William Rose and Interior Harmony were the only companies to recommend the potentially time-consuming option of removing the existing bitumen damp-proofing, preferring to expose the concrete surface prior to applying a new epoxy resin membrane. The others suggested plastic sheeting and tape would suffice. William Rose was also the only company to specifically mention and include sanding and sealing the floor after installation and also discussed cleaning and after-care.

All the firms quoted for similar flooring of Altro Safety vinyl (2mm) in the Kitchen. William Rose was the only company which examined the entrance to the WI cupboard and included this area in their quotation.

<b>Recommended contractor</b>	<b>Total cost</b>	<b>Total including VAT</b>
William Rose	£15,485 plus VAT	£18,582