

MEETING OF THE EARTHQUAKE PRONE BUILDING SUB COMMITTEE ON 19 OCTOBER 2022 7PM.

PRESENT: Ian Farrant (chair) Richard Seeger Wallace Bremner, Robert Watson, Eric Muir and Angela Morey (secretary)

The meeting referenced the Buckland Hall – Building Discussion Document dated 19<sup>th</sup> October 2022.

#### HOUSEKEEPING

Ian presented a few housekeeping issues to be addressed before moving onto the Maintenance and EPB issues:

- 1: Hall Cleaning – As things are at the present it was recommended to monitor the hall regularly and maintain the hall periodically until such time as it can be reopened. – Due to funding pressures this could be done by the occasional working bee.
- 2: Grounds- this has been carried out by Tony Brooks until the present time – it was recommended that, subject to confirmation with Tony Brooks, this agreement stays the same until further notice.
3. WOF- this is to be completed monthly – Ian volunteered to take on this task plus the fire check. Ian will clarify the contractual obligations.

#### MAINTENANCE ISSUES

The committee then went onto look at the building maintenance that needed consideration / addressing before the hall could be reopened.

- 1: Roof – This does not have to be addressed at present however, the rear eastern roof is of concern and will eventually need attention.
2. Floor in the main hall could be left as is now – but overlaying the floor could be an option in the future. However, there are a number of minor areas (e.g., rotted piece of the floor by the hall door exit south side) that need attention.
- 3: Windows – to be left as is now and be revisited as a component of the refit.
4. Women's' toilets – Rehangng of doors a necessity- plumbing also needed (Richard offered to attend to this before reopening).
5. Front storage room – very damp – very musty – leave to dry out over summer and if plumbing to women's toilet fixed the issue should go away.
- 6-Air conditioning units- one unit needs attention plus the remaining ones need servicing before reopening of hall.
7. Light bulbs – all need checking and replacing, as necessary. Recommended that this be completed by working bee before reopening.
8. Kitchen compliance – Between Ian and Fran this will be reviewed and what is needed will be notified to the committee (ensure the electrical appliances are tested).

#### EPB RETROFIT AND UPGRADE DESIGN ISSUES

The EPB items raised in the Building Discussion Document were canvassed.

Further discussion followed as Chairperson wished to know sub committees' feelings on the present situation of the hall.

ERIC raised the issue of liability and how other buildings in similar circumstances are operating - RICHARD would like to see a fully costed programme of how we move forward – ROBERT agreed - WALLACE would like to see a more progressive approach looking at the facts - IAN would like to see a pragmatic structured approach to inform decisions with the end goal / vision in mind.

All members agreed, that in moving forward the retrofit provides the opportunity to incorporate improved design options whilst strengthening the seismic structure of the building.

Points out of the above discussion:

- Soffits may have asbestos content – this will be dealt with as a component of retrofit / design improvements.
- Frontage Facade and Canopy issues to be addressed before reopening - this is a priority. Do we knock it down or patch it up?

Agreement was reached to recommend that:

- Frontage Façade and Canopy - that this issue be investigated to identify options / costings / integration with retrofit.
- Eric to follow up the status with other halls in the area operating under similar EPB Detailed Seismic conditions.
- A meeting with Lars Waytt, Senior Structural Engineer, EQSTRUC be arranged by Ian for the sub-committee to understand the recommended retrofit and the impact of incorporating improved design. Terms of reference to be prepared by Ian and agreed prior to the meeting. Fees to be approved by the full committee.

The fact was tabled that it was important to have a solid framework for a Plan / Vision moving forward. Target - prior to June/July 2023.

Meeting closed 8.10pm