



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

See Distribution

Our Reference:
RTC/460/2/Mtg
Date:
30th June 2021

Dear Councillor

Amenities Committee Meeting – 5th July 2021

You are summoned to attend a Meeting of the Redruth Town Council Amenities Committee to be held in the Langman Room, Redruth Civic Centre on Monday 5th July 2021 commencing at 7 p.m.

In order to comply with Covid-19 guidelines, and to restrict possible contact, Members are asked not to attend the Council building before 6:50 p.m. Entry to the building will be through the main access doors to the Library and we ask that you wear a face covering unless exempt and sanitise hands on entry. At the conclusion of the meeting members are asked to vacate the building promptly through the external door in the Langman Room to Alma Place.

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a long horizontal line extending to the right.

Peter Bennett
Town Clerk

Enclosures:

Agenda and associated documentation.

Distribution:

Action:

Cllr Barnes
Cllr Biscoe
Cllr Mrs Biscoe
Cllr Broad
Cllr Brown
Cllr Collins
Cllr Mrs Ellenbroek
Cllr Ms Reeve
Cllr Thomas
Cllr Tremayne

Information:

Other Town Councillors
Press & Public

Redruth Town Council
Amenities Committee Meeting – 5th July 2021

AGENDA

PART I – PUBLIC SESSION

1. To receive apologies for absence.
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.
3. *To suspend Standing Orders to allow the public to speak.*
4. To allow the public to put questions to the Council on any item on this agenda.
5. *To reinstate Standing Orders.*
6. To receive a presentation from Mr Kevin Fisher about Dropship, both the company and the football aspects, as part of the process for leasing/letting Strawberry Fields. [See email attached]
7. To confirm the Minutes of:
 - 7.1 the Meeting of the Amenities Committee held on 25th May 2021. [Minutes attached]
8. Town Clerks Report. [See schedule attached]
9. To receive correspondence. [See schedule attached]
10. To receive a report on the work of the Facilities Departments Work. [See report attached]
11. To receive an update on the clock tower. [See report attached]
12. Further discussions on Community Garden project/land at North Country. [From last meeting]
13. To receive an update on the CPIR Climate Change Group/Town Council Working Group. [Cllr Reeve]

About Dropship FC and Dropship LTD

Please find details below about Dropship, how it was created, why and what it does.

I operate a company called KF Online LTD, for the past 20 years i have developed products and sold them all over the world, all items are manufactured in our factory in Helston with the vast majority of items being made from TIN.

Dropship was created when my son's under 8's Helston AFC football team needed a shirt sponsor, i really wanted to help out but my company was not one that really needed advertising and would not look very good on a shirt.

Dropship.co.uk was created which started off as just a name and not a business.

From there, I caught the bug for football and have since sponsored 'Dropship.co.uk West Cornwall Flexi League' the ' Dropship.co.uk Sunday League and VEOR Rugby club'

However, it was my involvement in the Flexi league that saw me join forces with a team called TRELAWNEY FC and form a new club called Dropship FC.

The model I wanted to adopt with the Dropship company and Dropship FC is to build a sustainable football club and business to support it, having spoken to the Cornwall FA who wanted me to get involved with higher league teams such as Truro, I really wanted to start at the bottom under my own name and build something special, you will find our team in Trelawney 4th Division and due to get promoted this season.

As a club we grew within 18 months from 1 flexi team to 6 Adult teams, including a new women's team.

Next season we will have Dropship 1st Team, Dropship Reserves, Dropship Sunday, Dropship Ladies and 2 flexi league teams.

In our first season we:

gained (hopefully) promotion
Sunday cup finalists (30th May)
and were the lowest place team left in the junior cup

All got cut short due to covid.

Our players are not taken from other clubs they are players that are fed through the flexi league structure a league designed for people who want to get back into football and want a easy and relaxed way back in.

The FA phoned me yesterday and said we are one of the most *revolutionary clubs in the country*.

We are now looking for our home to build our club more and start youth football

The way Dropship FC generates money in conjunction with Dropship LTD is that I use my experience in product development and online sales.

bringing in the players and people involved with the club into my design studio and we brainstorm product ideas.

Using these ideas i create products, these products are then sold worldwide in my network. The profit from these sales gets pumped back into sport and Dropship FC and a % to the person who came up with the idea.

It's important that the club is sustainable and generates its own income which is a model we have achieved. I have also given full time work to some players and employ the tradesmen of the club to work on others businesses i run.

I hope that explains who we are a bit better, as you can see we are a very ambitious club and as chairman and director of Dropship LTD its a model set up to help the communities and bring football for those that need it.

We don't pay players, the money we generate goes towards ensuring our players have the best kit, feel part of a team and also don't have to pay to play football which no one should really have to do.

Any questions please do ask, if not i will see you 4th June 10.30am

Very excited to get working with you in bringing Dropship FC to Strawberry Fields

Kevin Fisher





Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr M Brown

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Amenities Committee held at Redruth Civic Centre, Alma Place, Redruth on Tuesday 25th May 2021

Present: Cllr W Tremayne
Cllr S Barnes
Cllr M Brown
Cllr L Collins
Cllr I Thomas

Chairman

In attendance: Mr P B Bennett
Mrs J Pascoe
Mr C Strugnell
Mr J Roberts

Town Clerk
Finance and Administrative Assistant
Facilities and Contracts Supervisor
Local Resident

PART I - PUBLIC SESSION

1411.1 To receive apologies for absence

Apologies were received from Cllrs Mrs Biscoe, Mrs Ellenbroek, Ms Reeve, Biscoe and Broad (other commitments). An email was read out from Cllr Ms Reeve expressing her disappointment at being unable to attend the meeting and offering her full support to the new Chairman.

1411.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.

Cllr Thomas declared an interest in Item 14 on the Agenda.

1411.3 To suspend Standing Orders to allow the public to speak

Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Brown; Seconded Cllr Barnes]

1411.4 To allow the public to put questions to the council on any item on this agenda

Mr Roberts introduced himself to the members and advised he wished to speak on behalf of his mother, who was a resident of West End Court, Redruth living in social housing. He asked for the Councillors assistance to sort out the ongoing problems with the premises. He advised of several issues, including gaps in the windows, old and inefficient night storage heaters costing £80 a month to run, and problems with damp. The communal television area had taken two months to fix when broken recently. CCTV was paid for but did not cover all areas, lighting in the carpark did not work and the safety of the tenants was a concern. Nothing was being done to address the issues. Cllr Barnes advised the three tenants who lived in the property shaped like a turret were separated from the rest of West End Court, but were still affected by other persons entering and leaving the area. Cllr Thomas advised he fully accepted what Mr Roberts had said and was aware of other

problems in housing owned by social housing. Cllr Tremayne thanked Mr Roberts for his comments.

1411.5 To reinstate Standing Orders

Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Barnes; Seconded Cllr Brown]

1411.6 To Confirm the Minutes of the Meeting of the Amenities Committee held on 1st March 2021

1411.6.1 RESOLVED by Majority to accept the Minutes of the Committee held on 1st March 2021 as a true and accurate record of proceedings [Proposed Cllr Brown; Seconded Cllr Barnes]. Cllr Collins and Tremayne abstained as they had not been present at the meeting.

1411.7 Town Clerk's Report

A report had been circulated prior to the meeting. Cllr Thomas advised he had raised with Cornwall Council the request for a litter bin to be installed at Church Lane. They were unable to install a new bin due to costs associated with the existing contract, however they did agree an existing bin could be moved there if it could be proven there was a problem. They arranged for the town's street cleaners to visit the area periodically to monitor the situation. Due to the relaxation of Covid restrictions litter increased, resulting in the area now being cleaned daily as part of monitoring for a trial period initially. Cllr Barnes advised there had not yet been another meeting of the Redruth Community Centre due to purdah and the recent elections. Cllr Barnes further advised he had spoken to Adrian Drake at Cornwall Council in respect of ascertaining the owner of the land at North Country. It had been confirmed to him all of the land in question belonged to Highways (Cornwall Council). Cllr Barnes enquired if it could be considered along with the Community Garden project, with the aim to get persons to park their vehicles properly and only where permitted to do so. The Town Clerk suggested the item was placed on the agenda for the next meeting, together with the item on the Community Garden Project. Cllr Thomas further advised with regard to the Multi-wheeled facility that additional funding had been secured, and he had been in touch with the contractor. A definite timescale would be provided to the members at the next meeting of the Full Council. The report was noted.

1411.8 To receive correspondence

None was received.

1411.9 To receive a report on the work of the Facilities Departments Work

A report had been circulated prior to the meeting. The Town Clerk advised members that the Facilities and Contracts Manager (FCM) Mr Alec Webb had now left the post, and the Facilities and Contracts Supervisor (FCS) Mr Chris Strugnell had prepared the report with the FCM's help. The FCS further advised the Market Way Café was now open, the toilets in New Cut carpark now had a new door fitted, and the gents toilets were fixed. There already had been incidents of persons blocking the new door mechanism with paper. Reports of issues of cleanliness had been raised to the cleaning contractor Sparkles by the FCS. In response to a question from Cllr Barnes, Cllr Tremayne advised they were waiting for the waterproofing repairs in the Clocktower to be carried out before getting the clock working again, as it was unwise to keep it going with water ingress. Water was seeping through the new pointing and was taking the lime render off the walls. The Town Clerk advised he would be speaking to the contractor and would come back with a quote for the costs to repair. Cllr Thomas declared an interest being the unit holder of the Market Way Café, and advised there had been issues that week with the cleanliness of the toilets and lack of supplies in Market Way, which he had reported to the FCS. The Town Clerk thanked the FCS for his work.

1411.9.1 Unanimously RESOLVED the report is noted and approval granted for necessary works, equipment disposal and purchases [Proposed Cllr Tremayne; Seconded Cllr Brown]

The FCS left the meeting at this point.

1411.10 **Cllr Barnes puts the motion that “this Council calls upon Cornwall Council to set up an enquiry into Registered Social Landlords, similar to the one that they held for Private Rented Landlords”**

Cllr Barnes advised he had been involved with several residents in Redruth in respect of problems with their social housing. Many flats had the same issues, with out-dated night storage heating, damp, and properties not being inspected regularly. He referred to the problems Mrs Roberts in West End Court was having and advised damp in the lobby there was terrible, with no reflection on her as she maintained her flat spotlessly. The door buttons at the turret were regularly pressed by callers at night to West End Court and disturbing tenants, and there were reports of anti-social behaviour and drug dealing in that area. Tenants of social housing were charged service charges even if the service was not provided. Cllr Barnes stated that Cornwall Council needed to set up a review. Cllr Brown advised damp conditions caused respiratory issues and put lives at risk. Cllr Thomas advised at the last meeting of the CPIR network panel they had demanded action be taken, and was happy to support. Cllr Tremayne stated that maintenance on these properties had been neglected for a long time. The Town Clerk would contact the Housing Portfolio Holder at Cornwall Council.

1411.10.1 Unanimously RESOLVED that this Council calls upon Cornwall Council to set up an enquiry into Registered Social Landlords, similar to the one that they held for Private Rented Landlords [Proposed Cllr Barnes; Seconded Cllr Brown]

Mr Roberts left the meeting at this point.

1411.11 To exclude the press and public from the meeting for the remaining item of business as their presence would be prejudicial to the public interest by virtue of the confidential nature of the subject matter (potential commercial contract), and on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12(A) of the 1972 Local Government Act.

1411.11.1 Unanimously RESOLVED [Proposed Cllr Thomas; Seconded Cllr Barnes]

PART II – PRIVATE SESSION

1411.12 **Project for the development of Strawberry Fields as a Competitive & Community Football Hub**

1411.12.1 RESOLVED by Majority to approve in principle the use of the playing fields known as Strawberry Fields as both a competitive and community football hub, subject to further investigations being made, and to be considered for final approval by the Amenities Committee [Proposed Cllr Brown; Seconded Cllr Collins] Cllr Thomas abstained.

1411.13 **To consider a lease for the 1st Floor, The Chambers**

1411.13.1 Unanimously RESOLVED to approve the Cornwall Rural Community Charity take on a lease for the 1st Floor, The Chambers, subject to a formal lease being agreed [Proposed Cllr Brown; Seconded Cllr Barnes]

Cllr Thomas left the meeting at this point.

1411.14 Rent Review of Market Way Units

1411.14.1 Unanimously RESOLVED to consider the item at the next meeting of the Full Council
[Proposed Cllr Brown; Seconded Cllr Barnes]

Chairman

Redruth Town Council

Town Clerks Report – Amenities Committee

Meeting Date: 5th July 2021

Min No	Item	Action	Response
1411.7	Community Garden Project		Separate agenda item
1411.7	Multi-wheeled facility at East End Playing Field		Verbal update from Cllr Thomas/Town Clerk
1411.10	Register Social Landlords	Letter to Cornwall Council	Letter sent and acknowledged – awaiting reply
1411.12	Strawberry Fields		Separate agenda item
1411.13	CRCC lease at The Chambers		CRCC delighted with offer of lease - discussions ongoing
1411.14	Rent Review of Market Way Units		Matter dealt with at last Council meeting

Redruth Town Council
Amenities Committee
Correspondence Schedule
Meeting Date: 5th July 2021

1. Trewirgie Junior School – Legacy Project.

From: lindsey Tong

Sent: 14 June 2021 21:03

To: [REDACTED]; Jane Sargent [REDACTED]; Alison Blatchford [REDACTED]; Matthew Yates [REDACTED]

Subject: Legacy project

Hi Will,

Thank you so much for our wonderful trip to Gweal an Tops today, the children and staff had a fantastic time.

I am writing in the hope that you can help our school with an exciting installation that we are creating to display in our local community.

As part of our topic 'Is Life Fair?' we have created sails with our sentiments and logos towards a fairer, more tolerant world. They will be attached to a pole about 2.5 m tall and up to 2/3 m wide. Our caretaker, Ross Dimmock is buying the poles and will bury them safely to best display our work. We were hoping to add them to a space in our local community to spread Trewirgie's values and messages of hope for a fairer future.

We would like them to be in a space that will be seen by as many people as possible and have an impact on how locals view our increasingly diverse society.

We were hoping to stage an opening where parents and friends can come along to see our Art installation, as well as hear our human rights speeches, see our clay sculptures and read our poetry. We were thinking of the area opening off the road on to the new Cornish Studies Library or similar.

Please see the attached picture from another school which gives a general idea of what the installation may look like in structure, although our content is very different.

Thank you so much for your continued and valued support of our school. We look forward to hearing from you with your opinion.

Kindest regards,

Lindsey Tong and the Year 6 team.

From: lindsey Tong

Sent: 14 June 2021 21:07

To: [REDACTED]

Subject: Legacy project Trewirgie

Sorry, here's the photo!

Lindsey



REDRUTH TOWN COUNCIL

REPORT FOR: For Amenities Committee Meeting on 5th July 2021

SUBJECT OF REPORT: Summary of Facilities Department's progress

SUMMARY OF IMPLICATIONS

- | | | | |
|----|-----------|---|----|
| a. | Policy | - | No |
| b. | Financial | - | No |
| c. | Legal | - | No |

TERMS OF REFERENCE

To report upon the responsibilities within the Facilities department.

REPORT

1. Redruth Civic Centre & Library
 - 1.2 Air Conditioning- A couple of leaks from the air con units have resulted in minor damage to ceiling tiles. JDS have been contacted about this issue.
 - 1.3 Langman Room- The Langman Room / Council Chamber is now set out for Council meetings. The Facilities Team have erected the main Council meeting table and are looking to dress the walls with the Queen's picture, Mayor's board and flags.
 - 1.4 Facilities- The Facilities Team continue to do daily inspections, weekly fire alarm checks of the Civic Centre / Library
 - 1.5 Lighting in Library- The Library staff have had a few issues with flickering light bulbs in the track lighting within the main Library area. The Facilities Team have tried to replace the bulbs but found the fixing were brittle due to age and broke. Currently awaiting a quote from Mr Electric to replace with LED fixings.
2. The Chambers
 - 2.1 New tenants CRCC- From the 5th July CRCC will begin to move into the first floor of the Chambers.
 - 2.2 The Facilities Team have removed the remaining furniture and filing from the 1st floor into storage.
 - 2.3 Water ingress. This is possibly caused by the failing of a gutter lining on the roof, continues to be a problem. Discussions ongoing with Regan Builders as to the best way forward.
 - 2.4 Facilities Team continue to do regular inspections / weekly fire alarm tests until instructed otherwise.
3. Clock Tower
 - 3.1 Regular inspections of tower interior are being carried out with any remedial action with regard to water ingress carried out immediately.
 - 3.2 Regan Builders have received a copy of the survey report from Scott & CO Surveyors. Discussions ongoing as to the best way forward.
 - 3.3 Still awaiting confirmation and payment of requested funds from Cornwall Council. Working with Community Network Officer to secure alternative / additional EU funding.

4 Market Way and Market Hall

- 4.1 Units in Market Way are now all open.
- 4.2 Preparation of Market Hall, cleaning of Market Way along with provision of toilet facility to traders during the monthly markets continuing.
- 4.3 The Facilities Team have received complaints from unit tenants regarding the cleanliness of the toilets.

5 The Cornwall Centre

- 5.1 Works to rainwater goods continuing; overall condition of rear of the building deteriorating but greatly reduced levels of litter and broken furniture.
- 5.2 The Facilities Team will cut back vegetation from the rear of the building. The team often gets approached about maintenance of this area as nobody seems to maintain it.
- 5.3 Continued communication with Redruth Foyer management to improve our working relationship.

6 Redruth Town Festivals and Markets

- 6.1 Members of The Facilities Team continue to assist with distribution of monthly market signage and preparation of Market Hall.

7 Town Centre

- 7.1 Increased ASB regarding Covid signage around the town has resulted in signs being damaged and graffiti (Covid Hoax) around areas in New Cut and Fore Street. The Facilities Team are quick to replace the signage when they are made aware.
- 7.2 The Facilities Team continue to maintain social distancing signage, repair and replace where appropriate.
- 7.3 Continued maintenance of social distancing floor signage in Fore Street.
- 7.4 Evidence of repair work to damaged paving in Fore Street, Alma Place. Continued issues with damaged & worn surfacing, resulting in trip hazards of varying severity, reported to Cornwall Council by RTC and BIFFA operatives.

8 New Cut Car Park & Public Conveniences

- 8.1 Healthmatic have fitted a new door to the disabled toilet and fixed the issue with the gents toilet door.
- 8.2 The gents toilets are still having issues with the door being wedged open. But it is greatly reduced than previously.
- 8.3 The Facilities Team are receiving complaints from the public regarding the cleanliness and maintenance of this facility. FCM has spoken Dave Croxford regarding New Cut and Market way toilets and he is going to speak with his cleaning staff.
- 8.4 Continuing research into funding options for site remodelling in due course.

9 Public Realm at Brewery Site

- 9.1 Maintenance of green spaces areas continuing. Continuing decrease in the frequency and levels of vandalism and ASB. Regular reports to local Police and Cornwall Council. Liaison with representatives of Cornwall Council to appraise of situation on a regular basis.
- 9.2 Biffa are now contracted to empty all the bins at Kresen Kernow. This has made a huge impact in reducing the litter in this area.

10 St Rumon's Garden

- 10.1 Gardens open, with reduced hours in line with government guidance to reduce public gatherings.
- 10.2 Facilities Team regularly maintaining area and is looking lovely.
- 10.3 Works to create additional formal planting schemes is ongoing with intention of work commencing in Autumn 2021. RTC will prioritise the contractual green space commitments.
- 10.4 The Town Council received an email regarding invasive vegetation growing from the walls of St Rumon's Gardens on to an adjacent building. Due to the height of the vegetation and specialist equipment needed the Facilities team are unable to carry out these works. RZT will commence this work on the 19th July 2021.

11 Play Areas

- 11.1 Routine Play Area Surveys completed regularly, and cleaning / maintenance work carried out as required.
- 11.2 The ROSPA Safety Report has been completed. These reports have highlighted various safety issues. A contractor is currently putting together a quote to rectify these safety issues at Plain an Quarry / East End.
- 11.3 Concerns regarding the trees in Gweal an Tops were also highlighted. A survey of all the trees on this site would be recommended.

12 Allotments

- 12.1 Raymond Road Allotments – No progress with works on escarpment at Parc An Mengleth.

13 Floral display 2021

- 13.1 This year's Floral Display are proceeding well. Millennium Plants have produced some lovely baskets and troughs. All the basket and trough orders that were received are now in place. We hope that the baskets going up will attract more uptake within the town.
- 13.2 The maintenance contractor is accessing water from the facilities yard or tap in the alley by the Civic Centre.
- 13.3 Some of the baskets and troughs left over due to the reduced uptake have been used to brighten up the "Welcome to Redruth" town signs, Penryn Street Gardens, St Rumon's Gardens, and the Crowns at the entrances to Redruth.

14 LMP & Green Spaces

- 14.1 Contracted cuts required under LMP have commenced.
- 14.2 The Facilities Team are leaving wildflowers to grow on our footpaths and green spaces where appropriate to do so.
- 14.3 Regular maintenance is being carried out on all our green spaces by the facilities team.

15 Facilities Department

- 15.1 The Facilities Team continue to maintain our areas of responsibility. Whilst still following reduced Covid 19 guidelines. They have continued to work in a safe and responsible way, whilst maintaining our areas to a high standard.
- 15.2 The growing season is up and running so the team is very busy maintaining our green spaces. Along with removing furniture from the chambers, fixing hanging basket brackets, maintaining Covid signage it has been a busy month.
- 15.3 The Peugeot Expert van is booked in for a service at Scorrier Garage in July.

16 Liaison with Redruth school / CORMAC / External Organisations

16.1 Liaison FCM Was contacted by a student From Redruth school regarding Work Experience. FCM is in communication with the school.

17 Health and Safety

17.1 Review of PPE provision ongoing to minimise risk of contact and inhaled contraction of Covid-19.

17.2 Certification in "Traffic Management at Community Events", provided by CORMAC training, has now lapsed for 3 members of the Facilities Team. The new Events Team members will also need to complete this training. However, we are aware that CORMAC appear to not be running training courses at present.

17.3 Improvised work schedules and tasking, to minimise potential exposure to Covid 19 continue to evolve in line with Government guidance and industry best practice.

18 RECOMMENDATIONS

18.1 It is recommended the report be noted and approval granted for corresponding works & purchases.

Chris Strugnell
Facilities Supervisor

REDRUTH TOWN COUNCIL

REPORT FOR: Meeting of the Amenities Committee on 5th July 2021

1.0 SUBJECT OF REPORT: To receive an update on Clock Tower

2.0 SUMMARY OF IMPLICATIONS

- a. Policy - No
- b. Financial - Yes
- c. Legal - No

3.0 BACKGROUND

3.1 Members will be aware of the work carried out to refurbish the Clock Tower during 2020. Numerous problems have since arisen which required inspection and the rectification. This report advises the work required and potential costs involved.

4.0 REPORT

4.1 Following on from the refurbishment of the clock tower, some issues have arisen. An inspection of the works carried was completed by Chris Hunter a Building Conservation specialist working for Scott & Co in Truro. His report is attached for your information, and it is worth noting the recommendations within the report. You will note that the report compliments the work carried out, but does advise on a number of remedies required with this type of work.

4.2 We have obtained a quotation from Regan Builders who carried out the original refurbishment and to complete the work to the additional joists; trimming out of the decked platforms and using a boom lift to access, assess and point areas requiring additional pointing would cost just over £7000. The majority of the work will be completed within a week of placing an order, and the boom lift work carried out during a dry weather week as soon as possible.

4.3 It should also be noted the recommendation that the decoration be left until 2022 to allow time for the walls to significantly dry out.

4.4 Once this work is completed, we can then instruct Cumbria Clock Co to service the clock mechanism and start the clock working again.

5.0 RECOMMENDATION

5.1 Members are requested to consider this report and give approval for the works to be carried out as soon as possible, noting the additional work for 2022.

Peter Bennett
Town Clerk

REDRUTH CLOCK TOWER

Report on Completed Repair and Improvement Works

Introduction

We were invited to assess Redruth Clock Tower on 11th February by Redruth Town Council.

The inspection follows completion of the works to the tower in 2019. Several issues have been identified with the internal finishing and we have been commissioned to inspect and report upon findings.

I have allowed general comments on external surfaces and the roof before moving to the internal areas.

External Surfaces

The external elevations to the clock tower were repointed in lime. This appears to have been undertaken successfully and there is clearly evidence externally that water is transitioning through the mortar joints, which is as intended. This is positive and shows the repairs undertaken are working ensuring the stone is protected from accelerated erosion and the core is able to evaporate water effectively.

Where the neighbouring property to the south of the tower abuts the tower on the west elevation there is a poor detail at the junction that could potentially lead to water ingress between the two buildings. This out of Redruth Town Council's Control however.

There are also a couple of open joints on the south elevation of the tower above the neighbouring building's roof. These should be attended to when access is next made to the tower for maintenance etc. The simplest way to access would be using steeplejacks.

Generally the external surfaces look sound and a massive improvement on the tower pre-works.

Roof

The roof has been dressed in GRP which is providing an effective waterproof surface that protects the upstands, deck and outlet position.

Perspex sheeting has been providing above the parapet to deflect water out of the tower roof and bell area. This is working effectively.

The timber beam that supports the bell is sat tight to the GRP roof. This is causing a blockage point and collecting detritus and debris. It would have been advisable to site the beam on some blocks to provide a route for water under the beam. This does not appear to be affecting the roof covering in any way however. It does need to be cleaned and cleared periodically.

Internal Areas

Painted Wall Surfaces

The internal surfaces have been provided with Beeckosil breathable mineral based paint. In areas this is sound – notably on the east side. In other areas peeling and flaking of the paint has taken place with loss of the surface in places. In addition the stone is grinning through and discolouring the wall. It is worth noting that achieving a perfect finish in a building such as this is quite often not possible – the walls are reasonably thin (they get thinner as they rise up) and susceptible to water ingress.

There is evidence of some moisture on the walls as a result of water passing through the breathable surfaces. This is expected and part of the process the wall goes through as they dry out and cure. Some green staining is still evident in the southwest corner showing how much water is still in the core.

It looks in places that the paint has been applied to cement pointing / fill in addition to limework and bare stone, which is potentially leading to lack of adhesion in places and the discolouration evident. Bad preparation can lead to failure of the paint surface and it would be useful to see if any photographic evidence is available to see what condition the walls were in before decoration took place. It is important that the right Beeck base coat is used as that provides a sound layer and maximises adhesion. Additional paint layers are needed to cover some of the darker stones.

Ideally a bag rub finish with lime pointing would have provided a consistent surface internally having removed all cement based pointing etc.

In addition the wall needs to be allowed to dry significantly before paint can be applied and this can take anything between 6 months and 2 years depending on the amount of moisture in the core of the wall. I believe the paint was applied when the wall was too wet, which has led to a number of the problems identified.

It is notable that the worst areas of flaking are on the northwest and southwest corners along with the west wall of the tower. This correlates with the prevailing conditions and those areas of the tower that would be susceptible to the most moisture and water ingress.

Further decoration will be necessary and loose material should be brushed off periodically until stabilisation starts to occur. This will also show the surface to ascertain what preparation took place and dealing with the wall surface may be necessary. New decoration should only take place on a properly prepared surface using the required base primer. Due to the different substrate materials it may not be possible to achieve a fully consistent finish.

Unfortunately this is not a swift process and I would recommend not approaching any further decoration until 2022 to ensure the walling is given sufficient time to dry and reach equilibrium.

Floors

Some of the floorboards are showing moisture which is wicking off the walls. A gap between the boards and the wall could be gut – up to 10mm etc – to ensure any moisture on the wall does not impact the timber.

Rotten Timbers

The timber joists that run along the south wall and are bearing into the west wall are rotten in places. Notably in the room above the clock mechanism. These support the trimmers to the stairs and the provision of a galvanised steel bracket to pick up trimmers would ensure support of the floor timbers whilst avoiding the need to provide a new timber.

Not all areas were checked and I would assume this was done during the 2019 works.

Conclusion and Further Works

As outlined above I recommend allowing further time to allow the wall to be as dry as possible before undertaking any repairs to the internal wall surfaces. If there is photographic evidence of the walls prior to decoration having removed existing paint layers that would be helpful in understanding what steps can be taken. The following further work is recommended:

1. Further paint layers following drying ensuring any loose material is removed and appropriate base primer is used. Ensure consistent application of paint to effectively cover multiple substrates.
2. Provide additional support for trimmers and beams impacted by rot.
3. Cut back floor boards from perimeters to give a 10mm gap to resist water wicking across the floor.
4. Attend to any missing joints using steeplejacks for example.
5. Lift bell support beam if possible and provide slate or timber supports to allow water to flow under the beam.

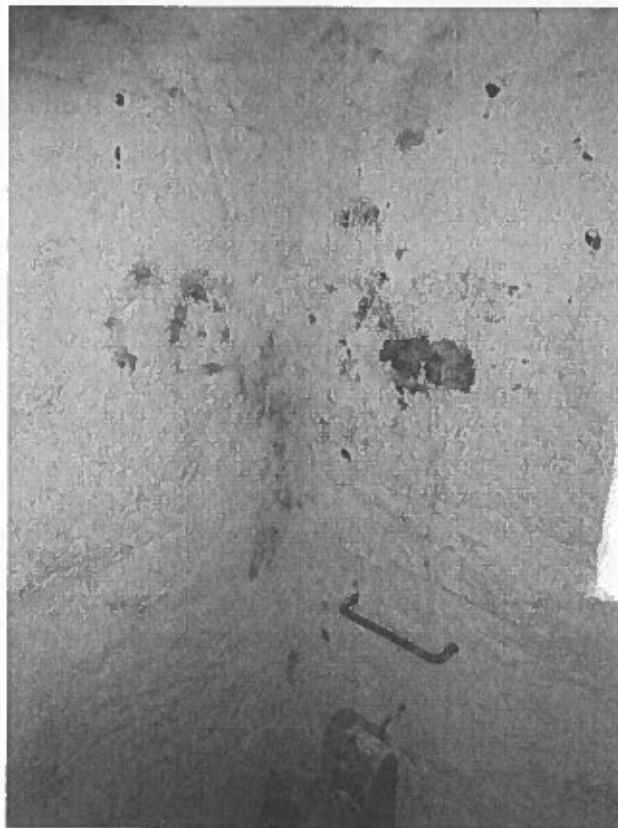
I trust this outlines our findings. I must add the tower is massively improved from our previous visit. It feels well ventilated, generally much dryer inside the building and clearly the works done is working effectively to evaporate the moisture from the core – something that will only continue to improve as time goes on.



CHRIS HUNTER BSc (Hons) MSc CHE MRICS
SCOTT AND COMPANY (CORNWALL) LIMITED



1. Discolouration to ground floor – this appears to be due to differing substrates with stones grinning through.



2. Green staining to southwest corner, which would naturally be the wettest part of the building due to prevailing conditions.



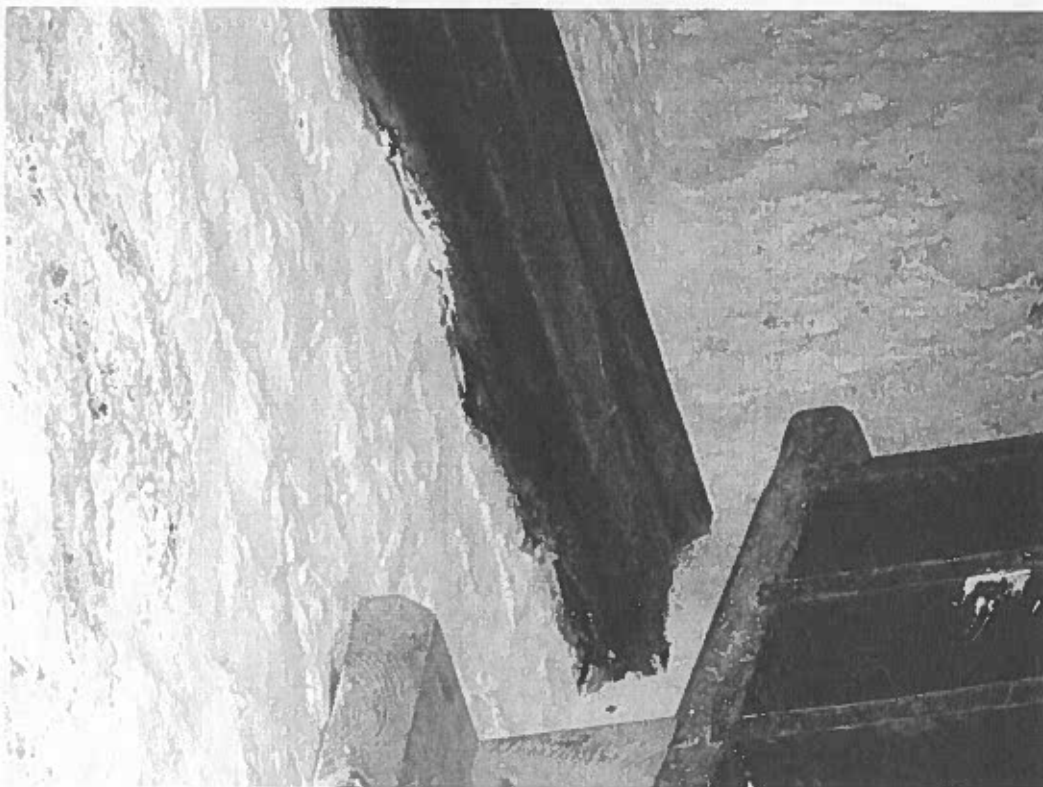
3. Peeling and flaking to west wall northwest corner.



4. Discolouration and peeling due to moisture in the wall and assumed preparation issues to substrate.



5. Evidence of cement and paint failure over certain stones.



6. Rotten joist against south wall.