

BCC Resources Subgroup Minutes

Sunday 12th August 2018, 10.30am-12pm, at Othona Bradwell.

Present: Tim, Susanne, Jonney, Trevor, Roo (Chair/minutes.)

1. Any feedback from BCC/Open BCC on the Resource item presented by Trevor; and Sustainability by Jonney.

Trevor – People said they thought it a good idea to sort out the buildings we have.

The Old Field Hut: there was some feedback on ideas for en-suite bedrooms, and for all bedroom doors opening to the outdoors instead of corridors. There was also an email from Martin Riemer clarifying his view that old huts should not be upgraded to include toilets etc., but should be treated like tents – to keep running costs down.

There was no other feedback.

2. Developments in the Old Field.

Trevor has made progress in organising a clean-and clear in and around the Old Field Hut, noting that all woodwork is beyond repair. Trevor and Susanne have looked at Techno-Anchor posts which can support the whole building, adjustable, with beams between them. We agreed that a high level of insulation is essential in any rebuild: more insulation, less expensive heating. The work would be done in sections, complying with existing Planning Permission. Trevor informed us about the GSE roof system with inset solar/PV panels – considerable additional cost, but the Hut will need a source of power for light and heat. We considered that an electrical system linked to our current system was preferable – a “stand-alone” system of power for the Old Field would not permit re-direction of power to wherever it is needed on site.

We considered and discussed options for the Old Field Hut:

- As drawn up by Susanne, including bedrooms off corridors, with shared toilets and showers.
- Basic re-build with no toilets – but we all agreed toilets was essential for those staying, and as an amenity for the better facilities proposed for school groups using the Othona Coastal Park.

- Doors all open outwards – but we would need 1mx1m wooden platform outside each door, and doors for access to toilets/showers.
- A family room could be included in the design – but this only suits young children: parents unlikely to want to be away from the main building.
- “Pods” with toilet/shower facilities for each room, giving en-suites. This might reduce the number of bed-spaces and would increase the construction cost. We discussed whether it was likely that people requiring en-suites (e.g. elderly, disabled,) would be likely to want to sleep away from the main buildings – and that we would then need concrete access pathways. This, we felt, would be putting a high level of resources into renovating the Old Field Hut, which might be better invested in a high standard of disabled facilities in the main field.

3. Firming up recommendations to the BCC on increase in room capacity in top field including disabled facilities.

We briefly discussed the positioning, planning permission and building regulations required for the designed extension to the Norman Motley building. We understand that the plan with PP extends the building to the south by a similar length to the existing bedroom wing – connected to that wing through the east side doorway by the toilet area.

The interior could be designed as we require. Roo said that there are disabled members and others who would come if accessible facilities were available. To include them we should have two “disability suites” with large double rooms with en-suite disabled shower/toilets; each with an interconnected single room - for a carer, or for bunk beds for children in the family. If there were no disabled people staying, these would be used by any visitors. We should also have some ensuite single/double rooms for our ageing population – with the rest of the rooms being a mix, mainly singles, with the necessary additional toilets and showers.

4. Update on electricity/power audit.

There will be an energy audit meeting on 23rd August, with an energy expert. They may not have knowledge of all the aspects of the systems we need. We need to be aware of the latest developments in a fast-moving market, and may have an Othona contact studying Green energy who could also advise.

Jonney said we need to replace the boiler and the solar heating tank – and some members of the Resources Group are interested in ground-source

heat which would interact with a good electricity supply, with surplus heat. We could call on expert advice.

5. Developing a costed maintenance schedule for existing buildings – for BCC budget.

Tim to give this responsibility to Richard.

6. Developing a plan for grounds development, including parking, access, maintenance, planting and sustainability.

Tim to give this responsibility to Richard.

7. Outlining a draft report to September Trustees Meeting, for prior consideration by BCC.

- Roo to draw up the report from our current discussions, with input from Susanne. Trev and Susanne working on design features and costing for Old Field Hut.
- Susanne to put together a brief summary, mainly on options for the Old Field Hut, to reach Roo before 11th September.
- Roo to draft Report for BCC by 14th September.
- BCC to comment by 18th September.
- Report for information/any agreed proposals, presented to Trustees Meeting 22nd Sept.
- AGM 22nd Sept – no recommendations likely to be ready yet.
- Full report with options and outline costings by Susanne for BCC Strategy Meeting Day, 10th November.

8. Anything else?

Jonney reported that the old obsolete inverter broke. We are now using the very old one. A new one has been purchased. It is 6kw, different overload characteristic, achieving more power, but a change in monitoring system, Jonney is working on this, and on ways of gaining the surplus energy.

New batteries can be ordered now.

We agreed Trev is to carry on with Old Hut, but with no real expenditure.