Agenda Item 9

Three Year Plan Holmefield House:

Holmefield House was renovated in 2012-13 with a limited budget and many of the renovations need future attention here is a short list of essential and desirable projects for the next few years:

Work Identified

1. **Roof to Front Valley:** These needs assessing and if necessary, reroofing.
2. **Main Kitchen:** The Kitchen needs total replacement with a more commercial kitchen and extractor system.
3. **Flooring to Main Lounge:** The laminate flooring moves from the two gable walls probably due to the regular use of the room for exercise and yoga classes. A more suitable flooring solution should be investigated.
4. **Double Glazing Units:** Some units need replacing as the panels fog up.
5. **Decorating:**
6. **Fence to the Boundary of the Field:**
7. **Upgrading Heating System to Heat Source System:**
8. **Solar Panels to Roof:**
9. **Tree Maintenance:**
10. **Car Park:**

Year 1-2

1. **Contingency Fund:** The Council need to create a reserve fund for any medium scale eventualities or urgent repairs that fall outside the scope of the Three-Year Plan this should be increased over time until a sufficient pot has been established.
2. **Tree Maintenance:** As required.
3. **Flooring to Main Lounge:** The Friends Group will investigate and a report will come to the next meeting.
4. **Decorating to the Main Lounge:** The Friends Group will fund the paint and the Council will repaint below the dado rail.
5. **Double Glazing Units:** There is currently 1 unit needing replacement in the main lounge others may fail and need replacing this should be carried when and where necessary.
6. **Plumbing Works:** Two radiators in the ground floor toilets and a valve in the Lounge need replacing. The Fiends Group will organise and fund the labour costs.
7. **Tree Maintenance:** As required.
8. **Roof to Front Valley:** To get quotes for proposed works and fund from existing 2025-26 budget. If there is a shortfall other Holmefield House projects may need to be differed to year 2.
9. **Main Kitchen:** The Parish Council has budgeted £8,000 in the 2025-26 budget; The Friends Group have agreed to make a sizable contribution at least equal to the £8,000.

Year 2-3

1. **Tree Maintenance:** As required.

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2. **Investigation of Heating System and Potential Conversion to Heat Source System:** Part funding to be included in the 2026-27 Budget.
3. **Solar Panels:** Feasibility costings, potential savings and possible grant funding to be investigated with a budget heading created with some funding to allow a match funding element to any grant applications.
4. **Fencing:** This work will necessitate the removal of many saplings and shrubs and some ground works this will be an extensive project and should be done in sections. Preliminary costings should be sought for each section but total replacement with steel fencing such as the current will probably be cost prohibitive. Perhaps either reinforced concrete posts or recycled plastic posts with either timber or recycled plastic rails may be more affordable. This project may exceed the 2025-26 to 2027-28 three-year plan period but could be included in subsequent years if it is a rolling plan.
5. **Car Park:** The Car park currently needs no maintenance but will potentially need remarking in the next 3-5 years.