

ROESTOCK PARK HUT WORKING PARTY

SCOUT FACILITIES REPORT ON SITE VISITS



date	version		Prepared by
28 Dec 2023	1	Issue for information	John Clemow

1 **Objective of the Site visits**

- 1.1 In their letter to the Parish Council dated 18th May 2023 the Colney Heath Scout Group noted it remained their intent to take a lease from the Parish Council with a fully repairing and maintaining obligation and to fund the repairs commensurate with their sole occupancy.

The Scout Group were requested to provide examples of Scout facilities for comparison with the Roestock Park Hut.

2 **Facilities visited**

- 2.1 The facilities visited in 2023 were as follows :
- London Colney Scout Group on 6th June
 - Redbourn Scout Group on 24th November
 - 16th St Albans Scout Group (Fleetville) on 27th November
 - 17th St Albans Scout Group (Oysterfields) on 1st December
- 2.2 These four facilities provide a wide range of condition with lease arrangements and provide a good basis for comparison with the Roestock Park facility.

3 **Summary of findings**

3.1 **London Colney**

Fully repairing/maintaining and insuring land lease (FRMIL) from St Albans District Council, rent £50 per annum.
Building constructed c.1960 with uninsulated concrete block walls and a portal frame roof structure
Roof replaced with metal sheeting. Window replacement with double glazed pvc units.
Modernized kitchen.

3.2 **Redbourn**

FRMIL for land and buildings from Redbourn Parish Council for 28 years ready to be signed, £1 per annum rent
Building constructed c.1960
Uninsulated precast concrete walls plank wall construction
Corrugated asbestos cement sheet roof on steel trusses lined internally, uninsulated ceiling. Asbestos cement roof being monitored for porosity, replacement likely to be required during lease term.
Single glazed metal framed windows.
Asbestos cement roofs to two outbuildings decayed and recently replaced.
Interior spaces dilapidated requiring extensive repairs and upgrading.

3.3 **16th St Albans Scout Group (Fleetville)**

FRMIL for land from St Albans District Council for 20 years from 2016, £500 p.a. rent (nursery user providing income to the Scouts - now departed - named in lease)
Timber framed building built c.1967
Single glazed windows, uninsulated walls, felted roof, ceiling may have some insulation.
Maintenance/repair required to external woodwork, roof replacement may be necessary.
The interior spaces are in need of improvement.
Residual asbestos issue in outbuilding requires monitoring.

3.4 **17th St Albans Scout Group (Oysterfields)**

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FRMIL for land from St Albans District Council expired 2013, holding over. Rent £50 per annum.

Building constructed 1973

Uninsulated brickfaced blockwork walls, felt roof on timber trusses.

Part single, part double glazed windows.

High quality flooring in the hall

Kitchen and WCs in need of modernisation.

Electrical system improvements and new gas central heating recently installed.

Official polling station.

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LONDON COLNEY SCOUT FACILITY

The facility was visited on 6th June 2023 by Cllrs Tallents and Clemow with David Gough and Mathew May. The facility generally appeared in good condition with various modernisations of the original building including the roof, windows and kitchen.

The following data was provided by David Gough and from the Scout's website.

1 Location

- 1.1 The facility is located on Chicken Lane of St Anne's Road, London Colney. The facility includes the parcel of fenced land, the Scout Hut building, an out building and a container used for storage.



The land is west of the Scout hut. The outbuilding is located on the north west corner of the main building.

2 Lease

- 2.1 The lease with St Albans District Council expired several years ago and they are holding over.
The Scout Group are waiting for St Albans District Council to start the process for a new lease.
The Scout Group pays a rent of £50 per year to St Albans District Council. The Scout Group does all the upkeep and maintenance of the hut.
All the money received from any occasional lettings are retained by the Scout Group.

3 Facility description

- 3.1 The Scout hut was constructed c.1960 with concrete block walls and a portal frame roof structure. A grant from Lafarge Communities Fund in 2011 contributed to the roof replacement with metal sheeting. Window replacement with double glazed pvc units.

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Gated entrance view



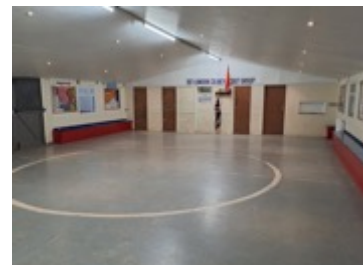
View of the front door



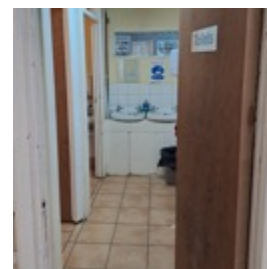
Garden view with outbuilding container



Hall views



Kitchen



WCs



Lock up garage storage



Lock up garage storage

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REDBOURN SCOUT FACILITY

REPORT ON SITE VISIT held on 24 November 2024, 3 to 4 pm

Attendees

John Clemow	Colney Heath Parish Council
David Gough	Colney Heath Scout Group
David Mills	Redbourn Scout Group (RSG)

1 Visit arrangements

- 1.1 The site visit was arranged by David Gough. Cllr Tallents was invited but was otherwise engaged. David Mills conducted the visit and provided background information.

2 Location

- 2.1 The facility is located on Greyhound Meadow AL3 7BU accessed via a narrow lane of the North Common within a fenced area on land that is also leased by the allotments and tennis club.
The facility includes the parcel of fenced land, the Scout Hut building, and two out buildings used for storage which were constructed at the same time as the Scout Hut building.



The land is north of the Scout hut and includes a large fire pit. The outbuildings are to the south, partly concealed in the photo by trees and shading.

3 Lease

- 3.1 The RSG have occupied the building since it was constructed in c.1960. They lease the facility (land and buildings) from Redbourn Parish Council. Since the last lease expired the RSG have had a holdover agreement while the Parish Council update leases on two other users of the land.
- 3.2 RSG have agreed a new lease on the facility which is pending execution with solicitors. This is for 28 years for a rent of £1 per annum with a fully repairing and maintaining obligation.

4 Facility description

- 4.1 The Scout hut is constructed with precast concrete plank walls (uninsulated) with

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single glazed metal framed windows. The roof is corrugated asbestos cement panels supported on steel trusses lined internally.



View of the Scout hut with new fencing



Interior of the hall with store rooms at the far end.

- 4.2 The fencing, recently installed is high quality, project cost around £12,500+VAT funded by a grant.
- 4.3 Internally the floor is formed of suspended timber joists with sheet vinyl on plywood or similar.
- 4.4 The entrance lobby provides access to the kitchen on one side and two WC's on the other. A slight ramp leads to the main hall space which has two store rooms at the far end. The ceiling is lined with painted fibreboard, ceiling insulation no known.
- 4.5 The two outbuildings are of similar construction on (presumed) concrete bases. The grounds are generally grassed, edged with trees on three boundaries.



Building on the right is for secure storage



Gas bottles are planned to be caged

5 FM

- 5.1 Maintenance and repair works is provided by a combination of paid-for work and volunteers.
- 5.2 Asbestos is being risk managed. Recently asbestos was removed from the roofs of both of the outbuildings as this was found to be porous with the risk of free asbestos emanation. The £13,500 cost was funded by Redbourn Parish Council, 50% by grant and 50% by loan.
- 5.3 The RSG do not plan to undertake any significant renovation of improvement works while their new committee consider the long term future. Their ambition is to demolish the buildings and replace with a new construction but they recognize the cost will be

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high and fund raising will be required. Access to the site is highly constrained. Meanwhile the building will continue to be used.

6 **Observations on condition**

- 6.1 The Scout hut appears to be structurally sound but the windows and front door are dilapidated. The asbestos cement roof covering may need to be replaced, porosity is being monitored.



Front door with warning signs regarding asbestos



Do not step patch on hall floor

- 6.2 A small section of the hall floor collapsed and is marked to avoid stepping. Deterioration of the floor joists has been noted, possibly due to water damage, and may need to be replaced. The sheet vinyl flooring finish is aged but in fair condition. Some of the fibreboard ceiling panels show signs of dislodged fixings.
- 6.3 The ramped section in the entrance lobby is “spongy” underfoot and is planned to be replaced.
- 6.4 The kitchen appears to be in reasonable condition and the sheet vinyl flooring is relatively new. The WCs spaces are functional but spartan (WC facility has grab rails but access is not DDA compliant)



- 6.5 The interior cleaning is to a good standard within the limits of the condition of the building fabric. This presents a bright and attractive space for Scouting activities. The space is occasionally let out for childrens' parties and the like.

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ST ALBANS 16th SCOUT GROUP FACILITY REPORT ON SITE VISIT held on 27 November 2024, 3 to 4 pm

Attendees

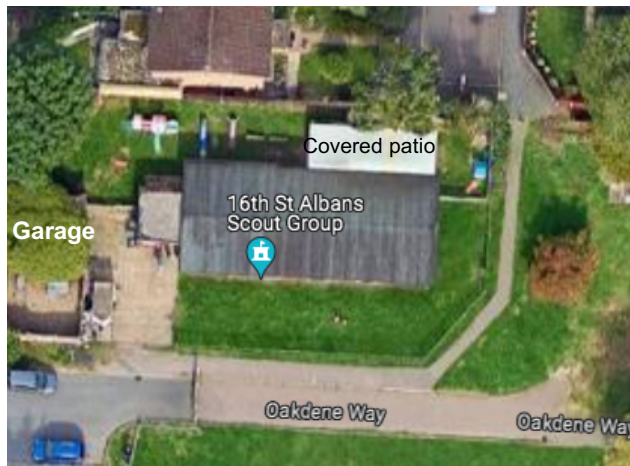
John Clemow	Colney Heath Parish Council
David Gough	Colney Heath Scout Group
Nigel Wellford	16 th St Albans Scout Group

1 Visit arrangements

- 1.1 The site visit was arranged by David Gough. Cllr Tallents was invited but was otherwise engaged. Nigel Wellford conducted the visit and provided background information.

2 Location

- 2.1 The facility is located on Oakdene Way, Fleetville, AL1 5FR, within a relatively small fenced area.
The facility includes the parcel of fenced land, the Scout Hut building, and the garage used for storage. There are two small unused sheds provided by the former nursery user.



Garage roof covered in climber.

3 Lease

- 3.1 The Scout Group have occupied the building since it was constructed in c.1967. They lease the land from St Albans District Council. The current fully repairing and maintaining lease is for 20 years commencing 2016. The lease included a named nursery user who has used the building for c.30 years – they recently ceased to use the facility being no longer viable.
- 3.2 The annual rent is £500 due to the income from the nursery user. The Scouts Association insure the building and contents.

4 Facility description

- 4.1 The Scout hut is timber framed with a slender composite timber trussed roof with felt finish on plywood or similar boarding, timber clad walls with single glazed timber framed windows. The covered patio was installed by the nursery user. The garage has precast concrete walls with an asbestos cement roof. The timber sheds are to be demolished.

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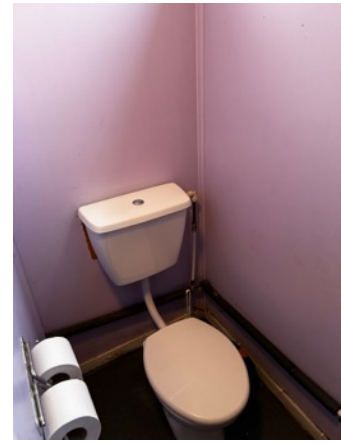
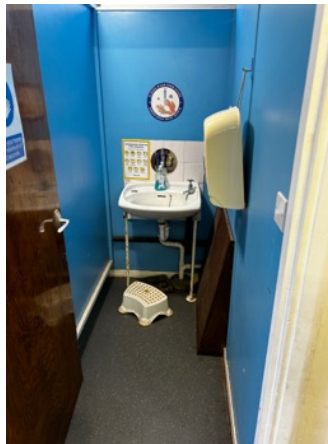


View of the Scout hut



Garage used for storage

- 4.2 Internally the floor is vinyl finish on a screeded concrete base. The vinyl flooring was recently replaced.
- 4.3 The entrance lobby provides access to the kitchen, two WC's (no disabled facility), and a store room.



- 4.4 The hall ceiling is lined with painted fibreboard, there may be thermal insulation between the internal lining and the external boarding.



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4.5 Heating is by electricity. The building was recently rewired.

5 **FM**

5.1 A cleaning company attends once a week for 2 hours, cost £25

5.2 Maintenance and repair work is provided by volunteers but getting the work done is challenging.

6 **Observations on condition**

6.1 The Scout hut appears to be structurally sound. The roofing felt is aged and replacement is expected to be required. Some roof leakage has occurred, and maybe interstitial condensation in the roof space (which is thought to be insulated) is suspected. This might have caused decay in the roof boarding which would require the roof to be replaced.

6.2 Roof fascias are dilapidated needing attention.

6.3 The window frames are in reasonable condition. The wooden shutters reduce the risk of vandalism but could be pulled off.

6.4 Vinyl asbestos tiles in two small areas are ACM (asbestos containing materials); this is managed with carpeting.

6.5 The interior cleaning is to a good standard within the limits of the condition of the building fabric. This presents a bright and attractive space for Scouting activities. The space was occasionally let out for childrens' parties and the like but management have decided to discontinue casual lets due to the minimal reward for effort.

6.6 The asbestos cement roof to the garage is not being ACM managed.

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ST ALBANS 17th SCOUT GROUP FACILITY REPORT ON SITE VISIT held on 1st December 2024, 3.30 to 4.15 pm

Attendees

Craig Tallents	Colney Heath Parish Council
John Clemow	Colney Heath Parish Council
David Gough	Colney Heath Scout Group
Simon Brooke	17 th St Albans Scout Group

1 Visit arrangements

- 1.1 The site visit was arranged by David Gough. Simon Brooke conducted the visit and provided background information. The Scout Group website provides further information noted below.

2 Location

- 2.1 The facility is located on Oysterfields, AL3 5JG within a fenced area.
The facility includes the parcel of fenced land, the Scout Hut building which includes a large storage space constructed as an extension to the building.



3 Lease

- 3.1 The Scout Group have occupied the building since construction was completed in 1973, built mostly by volunteer labour. They lease the land from St Albans District Council for £50 per annum. The last 20 lease commenced on 1st June 1993 and expired in June 2013, currently held over while lease renewal negotiations continue.
The District Council is considering the site for housing development.
- 3.2 The Scout Group insure the building and contents.

4 Facility description

- 4.1 The building is brick faced blockwork construction with a felted pitched roof on timber W trusses for the main hall and flat roof construction to the right of the entrance hall.

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Windows on one side are single glazed metal framed and double glazed upvc frames on the other. Metal mesh protects windows from vandalism.



View from the entrance



The outdoor space slopes steeply.

- 4.2 The main hall is to the left of the entrance lobby with the storeroom beyond. The low flat ceiling is not ideal for ball games and a higher space would be preferred.



Entrance lobby with quarry tile floor

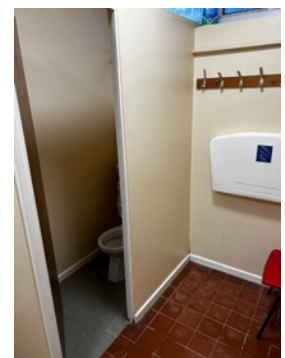


Main hall with high quality wooden strip flooring.

- 4.3 To the right of the entrance lobby are the kitchen, WC's, a committee room, a storeroom and leaders room.



Kitchen fittings have not been modernized but is in reasonable condition



There is no disabled WC. The District Council provided for a ramped access as the hall is the local polling station.

- 4.4 The building has recently installed new gas central heating boiler and electrical system improvements.

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5 **FM**

5.1 Maintenance and repair work is provided by volunteers.

5.2 The building is used by various hirers during the daytime.

6 **Observations on condition**

6.1 The building is a good quality facility but would benefit from modernization of the kitchen and WCs.