

## Willesley Park Golf Club

### Dilapidation Report No 2

#### Comprising of The

#### Main Club House Building Roof

The purpose of this document is to identify areas of concern relating to the roof and the integrity of the fabric of the building and its surrounding add on sheds etc. This document will follow the same format of the first report showing the various areas of concern and then followed up with budgets for final approval by the board of directors to go out to obtain quotations for the various elements of works.

#### Main Roof Solar Panel Install

The following photos show that the main cables are connected to timber bearers which are left lying on the felted roof which cause leaf build up and water build up on the flat roof area. I believe this may be having an effect on the dampness coming through on the ceiling in the gents changing room. I also believe that all wiring should have been install within a cable tray system compliant to the regulations and raised up of the flat roof by means of brackets.



### Lean To shed to side of building

The photo shows that the roof felt has totally deteriorated to such an extent that the felt is broken down into fragments and is serving no purpose at all in protecting the sub structure. The timber cladding needs checked for stability and any rotten boards need removing and replaced also the whole structure needs coating with a correct timber preservative i.e. Cuprinal or similar protection paint.



### Rear Flat Roof

The photos show that the roof felt is covered in moss which needs to be swept clean and maintained regularly to ensure that there is no further build up of moss or leaves on the roof. I would suggest that during winter months the roof is checked every quarter and in summer once to ensure the roof is kept clean and clear of rubbish and moss.



### Caretakers House Roof

The photos show that we have various roof tiles missing and the piece of guttering above the entrance porch requires changing as it seems to be buckled and not fitted correctly. The gutters need a good clean out and would also recommend investigating the down pipes leading from the gutters as these could be blocked with sludge and leaves. The guttering to the rear flat roof requires some major attention urgently as the gutter is not set in position correctly to allow the rain water to flow away correctly and the roof felt overhanging ends are lying in the gutter stopping the rain water from running away and again the leaves in gutters need cleaning out. Also note on the bungalow roof various tiles missing.



### The Main Club Roof

One of the roof cowlings is broken and needs covering over as soon as practically possible, I am not sure how long this has been broken but with all the heavy rain we have had in the last few weeks I would imagine we will have had some rain water penetration. Des is aware of this and it is a priority to get the cowling covered with thick polythene or felt for the short term however we do need to get this damaged cowling replaced as soon as possible.



## **The Front Flat Roof**

This roof is a problem waiting for us in the near future, you will note that in the photos that there is a lot of standing water which through time soaks through the felt and the roof membrane and eventually will show u as water stains in the restaurant area of the club house and on the lining board soffit on the outdoor seating area. You will also see on the photo that the drainage route to the down pipe is higher than the roof area which dowse not allow the rain water to run of as it should there are two outlets on this roof and both are set higher. I would also suggest that the run on the roof is not adequate either through time the roof has sagged due to movement in the building or the run was not adequate at the time of the build whatever it is I would suggest that this roof needs looking at and a plan put in place to rectify the problem.



## **Golf Trolley Batteries**

I am not sure or is Des sure as to the process of redundant golf trolley batteries however I don't believe they should be stacked outside to the elements as shown on the photograph. I know there are legislation procedures and H&S guidelines for the removal and recycling of all WEE but I am not versed on this and would assume our health and safety consultants could advise. However I would suggest that we identify an area for the safe handling and storage of redundant electrical batteries and goods going forward if we don't have one already.

Report Compiled By

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