

<p>Present: Cllr Frank Mahon (in the Chair.) Vice Cllr John Mitchell, Cllr Stephen Le Tissier, Cllr Ivo Haest, Cllr Zeena Cala In attendance: Hannah Holmes – Parish Clerk and 03 members of the public. Livestreaming YouTube channel not set up this month. The meeting was opened by Cllr Mahon at 19.31</p> <p>The Steeple Claydon Parish Council meeting was held in person at the Village Hall on Tuesday 05 October, admission from 7.15pm onwards for a 7.30pm start. Members of the public are welcome to come along to see what the council is doing. There is a public participation session at the start of the meeting when the public are able to comment or ask the council questions about their activities. The agenda is published on the website on the Thursday before the meeting. <u>COVID GUIDANCE</u> Normal social distancing advice apply to the public and Council.</p> <p><u>REMOTE VIEWING</u> If you do not wish to attend in person you can view the proceedings via our new Steeple Claydon Parish Council YouTube channel, there will be no commenting available on this livestream in line with government guidance</p> <p><u>QUESTIONS FOR PARISH COUNCIL</u> All questions from parishioners will need to be submitted to the Clerk before the meeting - cut off midday of the day of the meeting, details below. If you need any help or information from your PC, please contact the parish clerk. Hannah Holmes clerk@steepleclaydonparishcouncil.gov.uk www.steepleclaydonparishcouncil.gov.uk Tel. 01296 534698. Office hours – Monday-Friday</p>	
<p>1. Apologies Cllr Cherry has notified the Clerk as to her reason for absence tonight. Cllr Bullivant has notified Clerk of his absence. All Cllrs present approved the absences.</p>	
<p>2. Declarations of interest Cllr Le Tissier has expressed an interest in HS2 and therefore will not be making any comment on that item on the agenda. Reimbursement on finance run for Cllr Haest and Cllr Le Tissier. Cllr Mahon will abstain from the Red Furlong Farm development discussion.</p>	
<p>3. Minutes & Matters Arising The 07 September 2021 Minutes circulated to public and Cllr's via website and email. Cllr Le Tissier proposed that they be approved as a true representation of the meeting; this was seconded by Cllr Mitchell all other Cllrs who had been present at that meeting agreed. The minutes were agreed and signed off by Chair Cllr Mahon.</p>	Clerk
<p>Chairman's Comments Sadly Cllr Cobourne resigned last month, but Council would like to thank him for his efforts whilst he was on council. Co-Option of Cllrs, posters to go out after the PC meeting so we can interview before the November meeting. Fireworks now have received a donation of 150m of plastic orange fencing and stakes –</p>	

<p>now stored in the tractor shed. Bucks Council has a dedicated members' email address and VIP customer services number, for use only by Cllrs and Parish Councils. EWR commitment for substantial works on QCR started last night – going down 600meters – QCR. Then Padbury Rd, then Herds Hill. Access maintained at all times, but the road is closed. Co-Option of two Cllrs discussed, posters to go out after the PC meeting so we can interview before November meeting.</p>	<p>Clerk/Caretaker</p>
<p>5. Public participation - Opened at 19.39 P1 - Has made a Freedom of Information request – any Cllrs comments on the documents received, as she struggled to get responses to her requests. Cllr Mahon meets with HS2/EWR every two weeks – has previously complained that their responses are slow and not in plain English. P2 – Noted the QCR repairs are only from level crossing back up to the church – as it is only the haul route they are repairing. All parishioners are encouraged to report any issues with roads/pavements etc on FixMyStreet – Cllr Mahon is going on a BC course on how to best operate it. P3 – the contractor vans parking near the Church – people are having to walk on the road. Contractors need to park somewhere - but does it have to be there? SCPC has spoken to contractor and church about this several times and within few weeks there will be space to park cars on the building site. P3 – The litter pickers group size is increasing P3 – Is there a list of EWR contractors? Cllr Mahon noted that they have discussed this before but the contractors change very frequently. Cllr Haest noted the Tilia site and other traffic are using West Street as the Addison bridge is now closed. Network Rail have closed the bridge due to structural issues. Public participation was closed at 20.00</p>	
<p>6. Working Group Update on activities and recommendations:</p> <p>a. Finance</p> <p style="padding-left: 40px;">i. To approve the payments listed in the cheque run for the month</p> <p>Appendix 1.</p> <p>Approval for rest of payments to be processed proposed by Cllr Mitchell seconded by Cllr Haest , all Councillors present agreed.</p> <p style="padding-left: 40px;">Annual Audit support from NO - £11 per hour up to 20 hrs (as assistant to the Clerk (audit) Agreed to set in £220.00 in 21/22 precept as audit is external now as funds going through ledgers are significant due to S106 funding.</p> <p>Proposed by Cllr Mahon seconded by Cllr Le Tissier</p> <p>b. Recreation Ground</p> <p style="padding-left: 40px;">i. Report from Recreation Ground team</p> <p style="padding-left: 40px;">ii. Pavilion CCTV brief – Cllr Le Tissier has contacted three companies – quotes to</p>	<p>Cllr Mahon</p> <p>Cllr Le Tissier</p> <p>Cllr Mitchell</p> <p>Clerk Clerk</p>

happen in next few weeks

iii. Memorial Bench – update – Cllr Cherry is away - Cllr Mitchell to suggest some appropriate wording/quotes for engraving on the bench.

iv. Bye Laws – Cllr Haest - discussed they should be on display on proposed upgraded new noticeboard. Copy to go up on display.

Cllr Mahon noted we need to arrange a zoom meeting to move the MUGA project forwards.

c. Village Hall, Library & Cottage

i. Report from Village Hall team

ii. Kitchen Brief for wear and tear repair (precept funds) and Kitchen design brief (S106 funds) - Cllr Mitchell

iii. Exterior Kitchen works update

Cllr Mitchell updated Council that the application for Kitchen S106 funding is going through BC, we expect approval before the next PC meeting - then we can move forwards.

External works are about £5k - but we need to source that funding. Using some of the Lewis family donation was discussed.

iv. Flooded cellar – Cllr Le Tissier went through the report received from Structural Engineers

Report is appendix 2

Case to be made that the undercroft/room is redundant so maybe seal, drain and fill in hole once debris removed. Or various other options as per appendix.

Cllr Mahon agreed we get in the Conservation Officer – who may want to know Council's opinion on do we want to save it. Council discussed it is never used.

Clerk noted we need to be careful of the parquet flooring.

v. Roof report – Cllr Mahon

Struggling to get bricklayers in to quote for chimney repair required.

Ask local contractors who are doing the external kitchen works to repair chimney at the same time – as scaffolding will already be in place etc.

vi. AED – repair or replace one at Village Hall – Clerk and Caretaker had a

Clerk

Cllr Le Tissier /
Clerk

Clerk/Caretaker

Cllr Cala

<p>meeting with the Buckingham AED charity</p> <p>– they recommended we repair this one, AED charity will provide one in the interim and precept £1K for replacement in two years. The AED machine was from the Co-Op – it is 8 years old, they have a life expectancy of about 10 years, repair is £100+</p> <p>All councillors present agreed to repair</p> <p>d. Vicarage Orchard</p> <p>i. Any update- Cllr Cherry – was away.</p> <p>e. Communications</p> <p>i. Communications Policy – Cllr Le Tissier requests an HR team zoom meeting to be set up</p> <p>ii. SCPC Keys – Cllr Le Tissier</p> <p>Clerk and Cllr Le Tissier to go through old list from 2019</p> <p>iii. Bullying and Harassment – Cllr Le Tissier</p> <p>The policy was approved and posters will be on display in library/hall/pavilion</p> <p>f. Street furniture – update Cllr Cala</p> <p>Team meeting will be arranged to take the street furniture list forward.</p>	
<p>8. Bucks Health local update – Swan Practice is staying – an update from BC that has gone out publicly.</p>	
<p>9 Fireworks – update Cllr Le Tissier</p> <p>Next meeting 08/09 at 7.30pm in the Library. Usual fireworks team invited. Then meeting on 06/10/21 at 7.30pm in the Library</p> <p>Social media advertising/ posters/ signs</p>	
<p>10. Planning:</p> <p>10. Planning:</p> <p>20/04339/APP - Land To The West Of Addison Road Steeple Claydon Buckinghamshire Erection of retail convenience store (Class E use), associated ancillary space for servicing, with parking and landscaping CASE OFFICER: Mrs Rebecca Jarratt CONTACT NO: 01296 585567 DATE COMMENTS REQUESTED BY:- 30 September 2021 – extension granted until 06/10/2021</p> <p>Cllr Mahon proposed and seconded by Cllr Le Tissier the following comment</p>	<p>Clerk</p>

Steeple Claydon Parish Council has reviewed the proposed changes since January 2021 and has the following concerns:

Parking:

The original application talked about 17 parking spaces (*THE CO-OPERATIVE ESTATES Transport Statement December 2020*) but now in the *Updated Design & Access Statement dated 1 October 2021* only 15 parking spaces are proposed, meeting the minimum standards for this size of building. Why has it been reduced? It is appreciated that landscaping opties have been increased.

Furthermore the designation of parking spaces changed and the x2 parent/child parking has been removed and changed in three accessible (disabled) parking spaces. SCPC would like to propose to amend this to x2 disabled parking spots and x1 parent and child spot.

EV Charging points

We note that there is no provision for electric vehicle charging points. Electric vehicle charging points need to be widely available and there is a great opportunity to provide at least one EV charging point.

ATM

In modelled photographs there is an ATM displayed to the right of the customers entrance but it is nowhere mentioned in the documents. Could we please receive a confirmation that there will be an ATM sited at this COOP.

Cllr Haest /
Clerk

21/03792/APP - 12 Taylor Close Steeple Claydon Buckinghamshire MK18 2GG
Householder application for loft conversion with rear dormer window DATE
COMMENTS REQUESTED BY:- 27 October 2021

Cllr Haest offered to **draft a note** for comment based upon Councils discussion.

Smaller windows / Velux ? (STILL TO DO) emailed IH 20/10 to remind.

Red Furlong Farm proposed development discussion

Cllr Mahon left the room.

<p>Cllr Mitchell introduced the discussion – not an official PA that we have been sent by BC – but we have been made aware of it by Charndon PC – a change of use of farm buildings to become a training centre for Flannery’s for plant operators – for Local HS2/EWR equipment training.</p> <p>Discussed: Train local people to do well paid jobs or they will just be brought in from other counties... Potentially 3 other facilities also to be provided on the route.</p> <p>SCPC Cllr's agreed to decline to comment on this proposal.</p>	
<p>10 HS2</p> <p>Cllr Mahon updated Council that he had got an HS2 compound closed between Poundon to Marsh Gibbon – which is due to go back to being agricultural land.</p> <p>Cllr Mahon had asked HS2 about local employment rates – Should be at least 4% local employment - Cllr Mahon had queried the contractors list – he was told informally they felt the locals were a ‘security risk’</p> <p>Cllr Haest and Cllr Mahon to take enquiries forward with HS2 before Nov meeting</p> <p>Cllr Mahon noted he is concerned Grant Schapps had said he will cancel Birmingham to Leeds stretch of HS2.</p>	<p>Cllr Haest / Cllr Mahon</p>
<p>11. E-W Rail – Any updates - Cllr Mahon, up to date comments under chair report</p> <p>Road repairs to happen on EWR haul routes – QCR / Padbury road / Herds Hill until 11/10 then onto Calvert Green area.</p> <p>EWR updating signage, more still to happen on Spinney. Cllr Mahon meeting EWR next week to take forward old signs being moved. It was noted by the Clerk the cars/lorries are daily still going wrong here, concerned it’s an accident waiting to happen.</p>	<p>Cllr Mahon</p>
<p>13. Road Safety Strategy</p> <p>Cllr Haest has attended x2 meetings on the Buckingham & Villages Community Board’s ‘Road Safety and Highways Action Group’ – moving his road safety plan forward to apply/proposal funding in 2023/2024 budget.</p> <p>Develop a consultation group to move this project forward.</p> <p>A feasibility study on 20mph zones for residential areas in Buckingham is proposed by the Action Group. Many 20 MPH initiatives in Buckinghamshire are taking place .</p>	<p>Cllr Haest</p>
<p>14. Great Central Corridor – Awareness discussion, Cllr Le Tissier</p> <p>Their publicity page has documents about Great Central Rail Corridor.</p> <p>https://ertarail.co.uk/publicity/</p>	

<p>15. Devolved Services - Cllr Mitchell, update from BC</p> <p>No further information from BC except it is still under discussion – Cllr Mitchell will take it forward.</p> <p>Cllr Mahon noted that Padbury did their own and had a great success – recommend we talk to RTM machinery -</p>	
<p>16. Any Other Business and Future agenda items are invited by all Councillors to be sent to Clerk ahead of preparing Agenda.</p> <ul style="list-style-type: none"> • HS2 possible IMD presentation – currently on hold • NER car park update - PF/JM update next month • Library cards – discussed within the VH group for a decision to be made by the end of this week - Clerk to arrange • SLT – keys – for various buildings – processes - • Cllrs to interview ex cllrs - For magazine articles <p>Meeting was closed by Cllr Mahon at 21.41pm</p>	
<p>17. Confidential Items</p> <p>That under the Public Bodies (Admission to Meetings) Act 1980, the public and representatives of the press and broadcast media is excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.</p> <p>The meeting was closed by Cllr Mahon at 22.01</p>	
<p>The next Parish Council meeting will be held on Tuesday 02 November 2021 at 7.30pm.</p> <p>The meeting will open from 7:15 and will start at 7:30 prompt. If you need any help or further information regarding accessing the meeting please contact the clerk, Hannah Holmes, Clerk phone – 01296 534698. Website www.e-voice.org.uk/steepleclaydonpc/ Email – Clerk@steepleclaydonparishcouncil.gov.uk</p>	

Signed.....

Date.....

Appendix 1.

Payee	Details	Payment method		Category	Net Value	VAT Paid	Gross
Hannah Holmes	wages	BACS		Gen Admin & Wages	£		£
Terry Levitt	wages	BACS		Gen Admin & Wages	£		£

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Pat Serle	wages	BACS		Gen Admin & Wages	£		£
HMRC	PAYE	Chq 484		Gen Admin & Wages	£633.51		£633.51
Bucks Council	HELD from SEPT mtg - cost of uncontested election - one third of polling cards	BACS		Misc	£313.49		£313.49
Pat Serle	expenses - x3 adult fiction books	BACS		Library	£21.73		£21.73
Terry Levitt	expenses - petrol / black paint for pump / water / water container	BACS		Misc	£34.67		£34.67
Bucks Event Medics	paid £180 on 10/09/21 - but omitted the VAT of £36 (will claim back in next VAT run)	BACS		Fireworks S137		£36.00	£36.00
E-on Next	Clock tower elec 01 Sept - 30 Sept 21	BACS		Clock Tower & Childrens Corner	£7.53	£0.38	£7.91
Village Networks	wifi for hall Oct	DD		Hall	£25.00	£5.00	£30.00
Village Networks	wifi for sports pav Oct	DD		Rec Ground & Pavilion	£25.00	£5.00	£30.00
Oakpark Alarms	smoke head used on service	BACS		Hall	£64.40	£12.88	£77.28
Sasse	sanitary and nappy units - annual services provided between 01.09.2021 - 31.08.2022 a 5% annual price increase has been applied.	BACS		Hall	£702.24	£140.45	£842.69
Spectrum Plastics	100 FN Library cards	BACS		Library	£120.00	£24.00	£144.00
David Martin	Vicarage Orchard - June, July, Aug	BACS		Vicarage Orchard	£240.00		£240.00
Dave Griffith	Rec Ground maintenance Sept	BACS		Rec Ground & Pavilion	£535.		£535.

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Zoom	29 sept 21 - 28 Oct 21	Cash Card		Misc	£11.9 9	£2.4 0	£14.3 9
British Gas	Hall/Library 02/08/21 - 01/09/2021	DD		Library	£18.4 6	£0.9 2	£19.3 8
E-on Next	Elec to sports pav 01/08/21 - 31/08/2021	DD		Rec Ground & Pavilion	£41.6 1	£2.0 8	£43.6 9
E-on	replace photocell S/L Sandholme	BACS		Street Lights	£23.4 7	£4.6 9	£28.1 6
E-on	S/L maintenance for quarter ending 30 Sept 21	BACS		Street Lights	£457. 14	£91. 43	£548. 57
Clive Hudson Assoc	Inspection and report on subterranean boiler room at hall	BACS		Hall	£650. 00	£130 .00	£780. 00
Geoff Phillips	gaffa tape / cable ties / misc	BACS		Fireworks S137	£99.6 9		£99.6 9
Screwfix	New Urn for Hall kitchen	Cash Card		Hall	£70.8 3	£14. 16	£84.9 9
Bucks Council	empty/rental bins September 21	BACS		Bins	£54.8 0		£54.8 0
Paul Firth (ex- chair)	expenses - payments to Vonage (for Library & Clerk VOIP phone) and booking bug - online diary for hall/pavilion. Vonage from 11/03/2020 - 04/09/2021. Booking Bug from 104/05/2020 - 28/04/2021 (now cash card)	BACS		Misc	£764. 73		£764. 73
British Gas	Sports pav - 07/08/21 - 07/09/21	DD		Rec Ground & Pavilion	£18.9 3	£0.9 4	£19.8 7
PKF Littlejohn	External Financial Audit 2020/21	BACS		Misc	£800. 00	£160 .00	£960. 00
				TOTAL			

					£7,82 5.47	£470 .33	£8,29 5.80
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Appendix 2

Clive Hudson Associates Consulting Structural and Civil Engineers Chiltern Chambers, 37 St. Peters Avenue, Caversham, Reading. RG4 7DH T: 0118 9461164. E: info@cliveha.co.uk Directors: Eur Ing. Clive N.W. Hudson B.Sc.(Civ.Eng) C.Eng.M.I.Struct.E. Consultants: Michael B. Gover C.Eng.M.I.Struct.E. Registered Company Number 5012709 VAT Registration Number 641 7588 17.

Our ref: 216175 / Steeple Claydon Village Hall, MK18 2PY/ Structural Inspection of subterranean boiler room – Rev O Your ref: 22nd Sept 2021

Stephen Le Tissier Steeple Claydon Parish Council By email only Dear Stephen,
Structural Inspection

– Subterranean boiler room at Steeple Claydon Village Hall, MK18 2PY

Further to our visit to your property on Thursday, 16th September, please find our findings below:

1. Introduction Clive Hudson Associates Ltd were instructed to undertake:

- a structural inspection of the subterranean boiler room at the rear of Steeple Claydon Village Hall, and
- to provide a brief report summarising our findings and outline proposals for possible remedial works and further investigations (if deemed necessary).

This report has been prepared for Steeple Claydon Parish Council and is not to be relied upon by third parties, or reproduced in whole, or in part, without written consent from ourselves. Clive Hudson Associates Ltd disclaim responsibility in relation to matters outside the scope of the report. Please note this document does not constitute a full structural inspection of the property.

2. Description & Background Steeple Claydon Village Hall is a Grade II-listed building located on the north side of Queen Catherine Road, at the junction with Hillcroft Close in the village of Steeple Claydon, Buckinghamshire. The listing description describes the village hall (under the joint Library, Village Hall, and Caretaker's flat listing) as: ...Village Hall added to right-hand corner 1902, by Parker and Unwin for Edmund Verney. Brick, tiled roofs...

Village Hall in Arts and Crafts style has battered brick buttresses and elaborately hipped roof swept down over lobby and 3-bay open verandah to front. 3-light wooden mullion windows, 2 to clerestory, and 3 to ground floor with painted glass and benches with heart motifs below. Lobby to right has similar 2-light windows. Interior of hall has large inglenook fireplace with tiles, painted panels and benches with backs of carved panelling dated 1663. List Entry No. 1214974 2 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates The subterranean boiler room is on the north side of the hall and is accessed via an inspection cover and steps (Fig. 3). The boiler room lies beneath the inglenook fireplace within the hall (Fig. 4). Figure 1. Site location (Image extracted from www.google.co.uk/maps) N Figure 2. General view of the front elevation of the Village Hall. Figure 3. Access point into the subterranean boiler room. 3 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates The Village Hall sits in an elevated position within the village. We understand there are a number of wells within close proximity, and that the name 'Claydon' is derived from the Anglo-Saxon for clayey hill. Preliminary studies of the British Geological Survey's online 'Geology of Britain' viewer indicate the site straddles Till (Mid Pleistocene – Diamicton), and Glaciofluvial Deposits (Mid Pleistocene – Sand and Gravel) superficial deposits overlying a Stewartby Member – Mudstone bedrock.

However, intrusive investigations would be needed to confirm the actual ground conditions. Clive Hudson Associates Ltd were approached following concerns regarding water ingress and the corrosion of steelwork

within the boiler room. Figure 4. General view of the inglenook fireplace within the Hall. Figure 5. View of the boiler room roof and steel beams. 4 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates 3. Inspection and Observations The visual inspection was carried out by David Evans.

The weather was dry and sunny although we understand it had rained in the days preceding our visit. At some point in the past, a 150mm thick concrete slab has been cast over the steps to restrict access to the boiler room and the doorway into the boiler room has also been blocked up (at the foot of the steps) (Fig. 6). The blockwork at the top of the doorway has now been partially removed leaving an approx. 700mm high gap, from which the boiler room was inspected. Clive Hudson Associates are in receipt of video footage taken within the boiler room and photographs of the boiler room (dated March 2021). No tests, opening up works, or detailed investigations and analyses were undertaken during the visit. Structural elements of the property that were covered, unexposed or inaccessible could not be inspected. Digital photographs were taken to record areas of interest and are included in the report for reference.

The following is therefore an opinion based upon our experience of buildings of a similar age and construction. Once all structural elements are exposed and inspected, further remedial works may be required. Please note: any references to the "left" and "right" are taken when facing the structural element being described. Figure 6. View of the partially blocked in doorway with a timber prop on the left hand-side. 5 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates 3.1.1 Subterranean boiler room i. We would assume the two timber 'props' on the stairs formed part of the temporary works when the concrete slab was poured / cast. The timber props are now badly decayed / compromised due to long-term exposure to a moist environment and serve no structural function. It should be noted the boarding on which the concrete was poured is still present. ii. While it is not a structural issue, it appears the steps down into the boiler room were dog-legged with the top of the steps accessed to the north-west of the existing concrete slab. iii. The boiler room was noticeably damp with the floor at the foot of the steps covered in sludge (approx. 20mm thick). The floor of the boiler room appears to be in a similar state; but is also covered with tile / brick debris and the redundant boiler at the far end of the room (Fig. 7). iv. The walls of the boiler room (and stairwell) are of brick construction. The walls are coated black presumably due to long-term exposure to flue gases, with a white tide line of efflorescence / salt crystallisation at high level. v. The roof of the boiler room appears to be a cast concrete slab with two heavily corroded steel beams spanning north-east / south-west beneath the concrete slab. The steel beams are at third points along the length of the boiler room and span the full width of the room (a distance of approx. 1.8m). From the inspection it is unclear whether these steel beams were designed to provide support to the roof slab or were designed to prop the head of the north-east wall, which acts as a retaining structure. However, as the beams are only c.100mm deep we would assume they were either installed as part of the Figure 7. View of the redundant boiler and pipework, and the debris on the floor.

6 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates temporary works scheme (to support the concrete slab as it was poured / cured) or were installed to act as props to the head of the north-east wall. vi. Beyond the 2nd steel beam there is another beam (possibly reinforced concrete) at a lower level. From the inspection undertaken, it is unclear what function this serves / served. vii. There is a drain in the north corner, which we assume was designed to take water out of the boiler room (Fig. 8). However, it is likely this also provides a passage for water to ingress the room. viii. As previously documented, the steel beams have corroded and delaminated. We would assume the corrosion has compromised their structural integrity / ability to serve the purpose to which they were installed. ix. A photograph dated March 2021 shows the water level just below the top of the blockwork infill, indicating that the boiler room is susceptible to water ingress (Fig. 9). While there are brick vents below the concrete cover slab, we understand ponding does not occur externally in this location. Therefore, we would assume the water seeps through the brick walls and potentially comes up the drain.

Figure 8. Drain in the north corner of the boiler room. (Photograph provided by S. Le Tissier) Figure 9. Water level in boiler room in March 2021. (Photograph provided by S. Le Tissier) 7 Steeple Claydon Village Hall, MK18 9PY Clive Hudson Associates 3.1.2 Hall – Inglenook fireplace i. The floor in the fireplace is tiled (Fig. 10). There were no obvious signs of cracked or distressed tiles, which would indicate the floor slab has not deflected over time. Figure 10. General view of the floor tiles in the inglenook fireplace. 8 Steeple Claydon Village Hall, MK18 9PY

Clive Hudson Associates 3 Conclusions From the inspection undertaken, it would appear the provision of a subterranean boiler room was a design oversight considering the nature of the sub-surface geology (clay with relatively high-water levels) and the lack of appropriate waterproofing and inadequate management of water ingress. The boiler room has probably always been prone to moisture ingress, either through the brick walls or through the drain.

While we recognise the protection the Grade II listing gives the Village Hall and subterranean boiler room, there is a case to be made that the boiler room is redundant and adds little to the overall significance of the Village Hall.

If the Parish Council supports this view, then we would advocate sealing the drain and infilling the boiler room (once it has been recorded and the debris removed) with a lean-mix concrete.

If the Parish Council / conservation officer considers the boiler room to be a significant part of the Village Hall's heritage, then we would recommend:

- the blockwork is removed from the doorway,
- the steel beams are inspected in more detail before confirming whether any remedial works are required,
- a sump and pump are installed, with the pump connected to an appropriate drainage system / soakaway, and
- the boiler room is inspected on a regular basis to ensure the sump pump is working as intended.

We would also advise early consultation is made with the Conservation Officer so that he/she is made aware of the situation and the proposed plans. If you have any questions, please contact us. Prepared by: David Evans BEng (Hons) MSc (Historic Conservation) SPAB Scholar 2008 IHBC Reviewed by Brett Davis BEng (Hons) CEng, MStructE On behalf of Clive Hudson Associates Limited