

34.6 Town Hall Cottage Re-letting update

As part of a discussion to identify sources of revenue funding to contribute towards the Council's objective of providing affordable accommodation for Rye families, Council decided to allocate £30,000 to the refurbishment of the TH Cottage – with a view to increasing its rental potential.

The THC has been empty since May 2015. A condition survey was commissioned in order to inform the refurbishment specification and identify any structural repairs that could be undertaken prior to re-occupation. Unfortunately, the condition report was not received for some months.

Of the six builders approached to quote for the general refurbishment works only two submitted a quote. One of these could not commence the work until January and so the other (cheaper contractor) was appointed to complete the work by Christmas. (Assuming there are sufficient spells of dry weather to undertake the external works).

Carpeting has been booked in for the second week of January. The electrical work has been completed and the chimney swept.

Some cleaning and repairs are required to the roof; however, these have been delayed because Listed Building consent is required for a proposal to replace the tile and cement fillet between the TH Cottage and TH with lead flashing. It is suspected that the fillet may be defective and lead would be more reliable. To avoid further delay it may be necessary to undertake the roofing work after re-occupation.

Assuming a new tenancy starts on 1 March 2016, the total rental loss for 2015-16 will be c£8,500; however, the estimated total cost of the refurbishment is £15,000 (£15,000 below budget).