



# NEWSLETTER



## Melton & District Indoor Bowls Club Limited

May 2018

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### **New President**

At the recent Club AGM, the new president for the 2018/19 season was appointed. Pat Wright takes over from Paul Noone, who retired following a very successful year in office. Paul's year was one of the busiest that the club has experienced, with the number of finals events taking place for organisations other than our own events, at an all time high.

On behalf of all our members, I would like to thank Paul for his commitment and dedication throughout his term of office and wish him well for the future.

I also welcome Pat into her new role, and I know will that she will do her best to continue to perform the various Presidential duties with enthusiasm and professionalism which has become the norm for our Presidents throughout the years.

### **Finance Director**

Following the retirement of Ron Harris OBE from the position of Finance Director at the AGM held in April of this

year, I appealed to those present for someone with the necessary experience to take over the role.

At the end of the meeting I was approached by one of our newer members whose background is in Banking and Accountancy. Bob Adams was previously a member at Grantham IBC, and with his background he is an ideal candidate for the role.

It is planned to formerly co-opt Bob on to the Board at our next meeting in June. Ron will continue to attend our meetings for a period of time, in order to provide support and advice on how our financial systems are managed and how our staff interact with the Finance Director role.

Bob will not be a Director of the business at this time because the appointment of Directors can only be decided by the members at an AGM, so if Bob is happy to continue, that will happen next year.

The current Board is both delighted and grateful that Bob has put himself

forward for this position and we welcome him to the Board.

### **Project Activity**

Over the coming months, a number of projects will begin within the club premises, aimed at improving the facilities for all users of the building, and the following provides a brief explanation of these.

### **Rainwater Drainage System**

Since the completion of the building back in 1987, the rainwater drainage system has never been fully effective. The reason for this, is that the original system was intended to be a “Syphonic” system. The way in which this type of system works is different from a normal gravity system, which relies totally on gravity to transfer the rainwater coming off the roof of the building, and into the main surface water drain in the road alongside the building.

A syphonic system is designed to create a suction within the pipework, thereby literally sucking the water out of the guttering. The suction is created by having a vertical drop within the system which, when full of water, creates the suction effect. The amount of suction created is dependent on the amount of fall within the vertical section of pipe.

At the time of installation in 1987, syphonic systems were a relatively new

idea; indeed there is nothing wrong with the principle of it, provided that the amount of vertical drop is sufficient to create the necessary suction.

Unfortunately, the designers of our system, who eventually went out of business, failed to identify that the difference in level between the guttering and the surface water drain in the road was less than one and half metres, which is less than is required to fulfil the requirements of a syphonic system for a roof of the size of ours.

The result of this failure, we now know, is what caused the building to be flooded by water pouring into the building at the gutter level when there was insufficient suction to remove the water. At the time, it was claimed that we had suffered a one in a hundred year rain storm, and the designers put the failure down to that. Exactly one year later on the equivalent Saturday, when we had a wedding reception taking place in the restaurant, the same thing happened again during another severe storm.

To give you some idea of the ferocity of these storms, the two bowling greens outside, were flood to a depth of three inches of water within forty-five minutes.

As a result of this we had a number of weirs cut into the gutter so that if a storm such as that should ever happen

again, the excess water would simply pour over the weir and on to the floor outside.

This solution proved satisfactory, but over the years, other problems have arisen. The seals within the joints between the gutter and the internal drain pipe down each side of the building, have become hard and brittle and consequently leak from time to time requiring the ceiling tiles to be replaced.

After some research, we have commissioned some work by a local company to replace the current internal drainage pipe (it is located between the two original metal skins of the building) on the South-East side of the building adjacent to the public road between our building and the Melton Building Society. This new pipe will be on the outside of the building and will discharge water by gravity, directly into the surface water manhole on our property and on to the surface water drain in the road.

Separating the two halves of the roof drainage, should eliminate the risk of flooding from either side of the building and we also plan to replace the gutter seals to the South-West side of the building. The work may cause a little disruption during the installation, but we will try to keep this to a minimum. This work is likely to begin within the next four to six weeks.

## **Entrance Doors**

The current doors forming the main entrance to the building, have been in place for thirty years now, and whilst they still function adequately as doors, there are issues with them which need addressing.

The main problem with both sets of doors relates to the ease of access for partially disabled and wheelchair bound visitors, who find it very difficult, and frankly unsafe, when trying to get into or out of the building.

The outer set of doors are of course security doors which are metal clad on the outside. This makes them very heavy, and in a strong wind, very difficult to control in a safe manner.

We therefore plan to put power assistance to the door that is normally used for access and egress. It will still be capable of being used in the normal way by either pulling from the outside or pushing from the inside when using the door. It will also have a button on the inside and outside so that anyone with a disability can push the button and the door will open itself. The other door of this pair will remain exactly as it is because that one is designated as a fire door, and has a panic bolt fitted.

The inner pair of doors are being replaced completely, again to have power assistance, but there will be only a single door and not a pair as now. The

new single door will be one metre wide and as with the outer doors, may be used in the normal way (manually), or by pushing a button.

We also felt that we should take the opportunity to upgrade the appearance of the doors, so new doors are being planned, subject to approval by the local fire protection officer.

This work will obviously cause some disruption, so we plan to use the fire exit doors on the car park side of the building as a temporary access whilst the work is underway. We have no timescale for this work yet but we will give members adequate notice nearer the time.

### **Bar and Reception**

We are currently seeking proposals and quotations to replace the present Bar and Reception desk, which are beginning to look very tired and in need of some updating.

Again, these have not been changed in thirty years, and in the Bar itself, the shelving under the counter and to the rear wall of the Bar is worn and requires regular cleaning, which is difficult due to the state of some of the shelving.

It also provides the opportunity to improve the appearance and functionality of the Bar which is now very dated, so the new design will be aimed at im-

proving the layout of the Bar and the serving logistics, thereby reducing the amount of movements within the Bar area that the Stewards have to make when serving customers.

In view of this, it makes sense to change the Reception desk as well, which is a free standing unit, to match the new Bar design.

This work will obviously cause some disruption to our normal services, but the plan is to have the major parts of the new fittings manufactured off-site, so that the installation phase is reduced to a minimum.

We hope to get this work completed this year, but again we will advise members in due course on these plans.