

Maintenance and Projects report for Trustees meeting date 27 Feb 23

Maintenance

CR toilet cistern leak – reported by KW, repaired by JB

MH radiator leak – Reported by KW, valve connection tightened by plumber – leak stopped for now. (All the radiator piping installed poorly under 2010 project – repeated leaks have occurred. TY to instruct KW on draining the system for repair)

Water meter replacement: By UU planned for Wed 15/3 am TY will attend.

Competent person testing of FAs and ELs by Barlows planned for Mon 20 March pm

Repairs to gutters by TRH – email from TRH stating work complete – visual inspection by TY & KW required to check.

Failure of CR east vestibule, accessible toilet and kitchen lights. This has happened before and is likely to be due to a failure of the external security lighting which is on the same circuit. TY will call an electrician. **Brian Rathbone calling 1/3/23**

Rubber feet missing from some MH chairs, TY will ask JB to check all chairs and replace feet as necessary.

Stage curtain jammed. TY will ask JB to rectify

Fire and safety

TY will proceed to arrange the 10 year fire and safety survey of the TCC building using the services of Tim Fletcher Risk Management. (recommended by Nick Oates; they risk assessed the scout hut)

Field and trees

Awaiting Tree Musketeers to fell three trees. Details have been displayed on the CW&C website for some weeks and ground is dry. Work to be expedited by Linda

Projects

Spacehive/Stripe. It is understood that the problems with US Bank Stripe have been resolved and the total pledge funds are expected from Spacehive shortly. Anita will follow up.

Installation of new windows by Northwich Glass planned for w/c 30 May. Further day to day planning required as building will be busy. This will be organised by AL, KW and TY.

Cavity Wall insulation: A revised quote for cavity wall insulation must be obtained from Cooney Insulations as the original quote has time expired. The revised quote will be obtained during April with a view to installation in May shortly after the new windows.

Leasing of land to TPC for the new play area. A major increase in TCC gas and elec costs is expected wef Sept 24. This means that TCC cost savings are required in order to avoid major increased in room hiring rates. A meeting was held with TPC

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Counsellors on Mon 20 Feb to inform them of the situation and discuss how the land leasing arrangement might be revised to achieve cost savings for TCC. TCC will now consult our solicitors Bates Wells to find what is in the best interests of the charity and then revert to the TPC.

Energy saving projects (PV array + battery, air source heat pump, reverse cycle air conditioning). TY will proceed with the definition of the above projects and will work in conjunction with Nick Oates who has similar interests for the scout hut. We will Liaise closely with Brian Purchas and Dr Michel Tough both of whom advise the Jessie Hughes.

Tony Yeates 26 Feb 23