

Maintenance and Projects report for Trustees meeting date 27 March 23

Maintenance

Water meter replacement: Water meter could not be found by UU on 15/3. UU will again attend to install a new meter, location of new meter yet to be agreed.

Competent person testing of FAs and ELs by Barlows carried out on Tues 21 March, no faults found. Certificate pending.

Failure of CR east vestibule, accessible toilet and kitchen lights. Fault caused by water ingress to security light overlooking the path between the TCC and the SPAR. Light replaced by Brian Rathbone.

Rubber feet missing from some MH chairs, JB has replaced the feet on some 50 chair legs.

Fire and Safety

The 10 year fire and safety inspection planned for Wed 29/3 at 1300hrs. The audit will be carried out by Tim Fletcher of Fletcher Risk Management and a report will be produced. Based on Scout hut experience a programme of fire safety improvements will be required.

Field and trees

The tree surgery was partially completed by Tree Musketeers working from the car park. They will return when the field is dry enough for vehicle and chipper entry. An additional tree must be felled as it is unsafe and Tree Musketeers has applied to CW&C for permission. Tree Musketeers has also agreed to chip wood placed in the midden which will help.

Gas system and Potterton boiler problems

A smell of gas was reported on Monday 27/2 so the National Grid Gas emergency number was called. The emergency response team attended after 30 min approx. and checked the entire building for gas leaks with sniffing sensors. The leak was found to be on the gas inlet to the building upstream of both the isolating valve, the pressure reducer and the meter. The ground was excavated outside the building north wall and the pipe disconnected. A new section of pipe, new elbow and new isolating valve were installed. The system was then flushed through to exclude air and the boilers recommissioned. Both Worcester boilers restarted OK but the big Potterton failed. Barlows were called and the fault investigated. It was found that the variable speed fan assembly and the main PCB had failed and Barlows quoted £1224 for repair. The repairs were carried out on Fri 10/3 and the boiler recommissioned. Finally it was found that the MH central heating programmer was not accepting commands for Tues and Wed so a replacement was ordered and finally installed on 21/3.

During the period 27/2 to 10/3 the main hall was warmed using 4pce 2KW electric fan heaters. With an outside temp of 1 to 3C these managed to raise the main hall temperature to approx. 16C over a period of 3 to 4 hours. This is proof that the main hall boiler rated at 90KW is very oversized. As the elec heaters are manually controlled we are indebted to Ken Wood for turning them on at 7am in the morning,

and checking that they were turned off in the evening. No complaints regarding heating were received from users during the gas outage which is pleasing.

Projects

The 19 new double glazed windows will be installed by Northwich Glass in the week commencing Tues 30 May. The work is being planned by Ken Wood in liaison with Northwich Glass.

During April the cavity wall insulation quote from Cooney Insulations will be updated with a view to having the work carried out at the end of May.

Leasing of land to TPC for the new play area. The Parish Council has been informed that TCC can no longer afford the approx. £6000 annual field maintenance cost as no income is derived from the field and the building energy costs will rise substantially from Sept 24. Bates Wells Charity Solicitors have been emailed and their response is awaited. TPC is keen to negotiate the land lease asap as grants for the play area re-development cannot be applied for until the lease is signed.

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 March 23