

Maintenance and projects report for the year Nov 18 to Oct 19

This report covers the maintenance, fire and safety testing and repairs, improvements and projects sections of the annual accounts. In a few cases expenditure classified as "sundries" has been included where this relates to the above classifications. The cost figures are rounded, and the fully audited figures can be found in the Treasurer's report.

Maintenance

Blackford and Lloyd: James & John again provided a very good building repair and decoration service at a cost of approx. £790 which is only slightly greater than the £730 spent in 2017-18. We extend our thanks to them for the excellent support they have provided.

Fire Alarm, Emergency Lighting and Fire extinguisher testing and repair by Barlows: The cost of testing and repairs to the fire alarms, emergency lighting and fire extinguisher maintenance came to approx. £1757. Although this is somewhat less than the £2500 spent in 2017-18, the figure was inflated by the high emergency light fitting failure rate. For the second year running 16 fittings were replaced, and this included several fairly new LED units which we hoped would be more reliable. The most extreme was a LED unit which failed after 13 months, just outside the 12 month guarantee period. The emergency lights are now being regularly tested and a full register kept. There are 56 emergency lights in the building, including 13 old fluorescent units, and 32 have been replaced in the last 2 years. The failure rate will be discussed with Barlows and a request made to extend the 12 month guarantee period.

Boiler and gas testing and repairs by Barlows: Boiler maintenance and gas safety testing came to approx. £132 and no breakdowns occurred. This has been a considerable improvement on the previous year which totalled £4000 due to replacement of the Andrews water heater with a new boiler and the expensive repair to the main hall Potterton boiler.

Woodhouse: Approx £915 was spent removing the temperature modulating valves from the hot water supplies to the wash hand basins throughout the building. This was the final recommendation from the Legionella survey. The wash hand basin taps were also replaced in the foyer ladies toilet at a cost of £281. A further £192 was spent on PAT testing, but a lot of this is recoverable from the users.

Rathbone: The SON security light outside the SW emergency exit was replaced at a cost of £144.

Northwich Glass: the Craven Room door was rehung at a cost of £166 to prevent it jamming. This door is deteriorating and will have to be replaced at some stage in the future.

Lockrite: Twelve new handles were fitted to the main hall windows at a cost of £155.

Other maintenance and sundry expenses: Approx £104 was spent at Tarporley DIY, somewhat less than the £190 figure of the previous year.

Total maintenance related spending for the year was approx. £3425

Projects and improvements

Rathbone: The main hall lighting was upgraded to LED luminaries at a cost of £2484. The work included replacement of the switch bank by two new switches.

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Tarporley Community Centre [Type here]

Roof replacement project: A total of £1791 was spent with Scott Architecture which covered the specifications and tendering phases. A further £816 was spent on consultants fees (Stephen Wright) in support of the various grant applications. Total expenditure on the roof project was approx. £2607

Audio visual system project: A total of £9137 was spent with Makerfield Sound Systems for the supply and installation of the new system. A further £732 was spent on the bespoke cabinet to house the system, and other small items.

Total project and improvements expenditure for the year was approx. £14962. Nearly all this expenditure was covered by the grants received from the Coop and BLF Awards for All.

Tony Yeates

Trustee i/c of maintenance and projects

30 Jan 2020