

Maintenance and Projects report for meeting on 30 May 22

1. CW&C planning has now given consent for us to replace the three MH windows on the east side of the building with modern UPVC double glazed units. Planning permission will not be required provided the appearance is similar to the existing windows. Anita will ask the Coop for permission to use the remaining CR acoustics grant money for this purpose. We already have a quote from AAP for £2295 to replace the three windows.
2. It is recommended that the MH boiler not be replaced at this time as it is still operating OK and the cost of replacement will be approx. £5000. Spares are available until 2026. As our gas and electricity prices are quite low and fixed until Oct 2024 the summer of 2024 seems a good time to decide what to do. In the meantime it is recommended that we implement a number of projects to improve the energy efficiency of the building. As the roof insulation has been improved as much as possible the next items are replacement of most of the windows and emergency exit doors and installation of cavity wall insulation. A grant application has been submitted to the Coop in respect of the window and door replacement. If successful this money could be spent in late 2023.
3. Gov grants for conversion of village halls to heat pumps. As far I'm aware the only Gov support for heat pump installation is the £5000 scrappage scheme for private properties. I'm not aware of any grants for village halls or community centres. I hope that by 2024 the Government will have set up a grant scheme for village halls, but in the meantime CCA has encouraged village halls to write to their MPs. I will write to Edward Timpson on the subject. The cost of conversion for TCC will be considerable, particularly as there are three existing boilers, two in the boiler room and one in the foyer. The existing panel radiators will have to be replaced and insulation under the main hall floor will be required. This is in addition to new windows and cavity wall insulation.
4. The Greener Group" in Chester have studied the building with a view to future air source heat pump installation and their report is awaited. They have already advised that a mechanical ventilation system will be difficult to retrofit.
5. TADs have agreed to the £191/£190 split for the loft ladder and boarding out; still awaiting revised invoice from JB.
6. The tree surgery work by Monkey Business has been completed. This involved the reduction of the large willow in the grounds of Mayfield (paid for by the owner), felling the tall poplar adjacent to 80 Churchill Dr, and reducing the multi stemmed holly also at 80 Churchill Dr. The invoice is awaited from Monkey Business. The owners of 80 Churchill Dr have erected a new 6ft high fence on their property behind the Holly bushes. Unfortunately this has damaged the roots of some of the holly bushes and some replanting will be required.
7. The James Hall Estates Department Chartered Surveyor has sent us a legally advised letter stating that our trees are encroaching on the SPAR land and requesting that the encroachment be removed forthwith. As they are adopting this approach it may be worth checking the legal position from our viewpoint. Two of the conifers have grown very close to the exposed high voltage terminals of the SPAR pole mounted transformer and I have contacted SP Power Networks with a view to having the trees pruned by them on an urgent basis. I regard this as a safety matter. James Hall have been informed that the field is in the Tarpорley Conservation area and that Tree Works Consent is normally required from CW&C, which takes several months.
8. Leasing of TCC land to TPC for the play areas. A zoom meeting was held with Bates Wells on Thurs 5th May and has been minuted separately. I think that all present were impressed by Bates Wells expertise and ability to assist. The main follow up items are to obtain the latest

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Tarporley Community Centre [Type here]

capital estimate for the project from the TPC Clerk and to proceed with the surveying and determination of fair rent. I have a quote for £700 plus VAT from BA Commercial in Chester for the surveying and fair rent assessment but this related to one area. Now that there are five areas I expect the price will increase and this needs to be checked. TPC did at one stage offer to contribute to the legal and surveying costs but I expect that BW will take the view that this would be a conflict of interest. I will discuss the matter with BW.

9. Replacement of radio mic system. Makerfield Systems has now recommended a new dual channel system by AMC Pro. comprising a hand held mic, belt pack, lapel mic and head mic. This would cost £1074 Incl VAT and installation and would be shared by U3A, TAST and Flower Club. I recommend going ahead with this as a common system for TAST, Flower Club, U3A and Rotary. The only proviso is to first check the increase in survey costs for the land to be leased and confirm that we can afford the expenditure. (see para 8).

Tony Yeates 28 May 22