

Pencombe and Little Cowarne Parish Hall Building Maintenance AGM Report 4 July 2022

Summary

Andrew and I have had a busy and successful year maintaining the Parish Hall, which can be seen from the following list of works undertaken during the last year. Given we were coming out of Covid restriction, we were assisted to fund the maintenance and upgrades by Government funding assistance to Parish Halls, as evidenced by our ability and Susan's hard work to install a state of the art cinema system. So rather than go through each item I will just mention, in addition to the cinema system, the headline areas:

- upgrade of the Bar, incorporating a new glasswasher, large double drainer/ double bowl sink and extensive additional shelving
- marking out 2 EA/Disabled parking bays - carried out free of charge by Balfour Beatty/Herefordshire Council
- flood lighting to these disabled spaces
- an additional wifi extension - installed free of charge by Gigaclear
- and ongoing boiler servicing, fire alarm testing and fire extinguisher testing and servicing.

The future work is identified below the most relevant in this time of increasing energy costs is the consideration for replacing our oil boiler, now some 23 years old. Andrew is arranging for a consultant to review the options and the likely implications to the Hall.

1. Past

1.1 New ceiling hatch - installed in the store, to ease access for fire alarm testing, and minimise disturbance to any Bats roosting in summer.

1.2 Bar Refurbishment - completed, comprising Glass Washer, Double sink and double drainer and additional shelving.

1.3 Marking 2 No. EA/Disabled Car Parking Spaces - completed free of charge by Balfour Beatty on behalf of Herefordshire Council.

1.4 Replacement fans - in the Bar/PO, Toilets, and new control to Kitchen fan completed, arranged by APM.

1.5 Double D bulbs in Hall, Foyer and Ctee Room - have been replaced, .

1.6 New housing and pipe protection - manufactured and installed by Mr Tony Brazier to respond to advisory items by the Boiler Service company.

1.7 Fire alarm and extinguisher testing - completed in August/September 2021 and March 2022, including replacing two emergency lights with LEDs and a heat detector and sounder in the Bar. Next due 26 September 2022.

1.8 Health and Safety Policy and Fire Risk Assessment Audit - was undertaken.

1.9 Cinema Screening Equipment - installation completed, arranged by SD and supported by APM.

1.10 External Hall paving - to the front entrance and adjacent to the EA/Disabled parking was relaid. Organised by Mr Tony Brazier and paid for by the Parish Council.

1.11 Two new water heater units - have been replaced in the in the Disabled and Gents toilets have been replaced, with a new housing in the Disabled toilet.

1.12 Radiator valve - repaired the radiator in the PO/Bar Area and is now heating.

1.13 Gigaclear Hub/wi-fi - Improvement in the Cmttee Room achieved with an additional Lynksys unit installed free of charge by Gigaclear's Community Engagement Team.

1.14 Bollard lights - Two sodium light bulbs have been replaced, and now all four currently working.

1.15 Minor leak - Thermostat connection to radiator leak in the kitchen opposite the Dishwasher has been repaired.

1.16 External Socket - was installed adjacent the Bar external entrance, with a box fixed to the fence, which will allow 4 plugs to be in place on the multi block.

1.17 RCB earth leakage trip - a temporary RCD unit, which makes the circuits serving the Bar and Christmas tree lights safe. However, when other circuits breakdown the fuse board will need to be replaced to the latest regulations which requires all the lighting circuits to be protected as well as the 13 amp circuits. Indicative cost for the new board at between £1300 - £1500 plus about two days work to fit it.

1.18 Oil Tank Cap - A new oil tank cap has been fitted.

1.19 Boiler Cupboard Lock/Latch - A new lock/latch has been fitted and now locks.

1.20 New batten LED in the Roof Space - above the lobby to replace fluorescent strip light that is not working.

1.21 New external floodlight - to illuminate the EA/Disabled Parking Space.

1.22 Brighter bayonet light bulb in the School Store.

1.23 Boiler Servicing - was undertaken slightly earlier than planned to deal with a fault on the programmed automatic lighting of the boiler which required the replacement of the flame failure device.

2. Future

2.1 Long term planning vis-a-vis Boiler life - APM informed me that Richard Hill from Intellegy is intending to visit the Hall to assess the heating options for as and when he replaced his oil boiler. He advised APM that there is now a high temperature heat pump on the market made by Valliant and Viessmann will be launching their version soon. Likely to require photovoltaics (solar panels) to reduce energy consumption costs.

2.2 Fire alarm and extinguisher testing - ongoing next due September 2022.

2.3 Update of Fire Risk Assessment - be undertaken by APM/AFN, based upon the Audit.

2.4 Possible further work to re-balance the radiators on the Cttee room, Kitchen and Toilet circuit programmed for 8 August 2022.

2.5 Clean the soft paving outside the Kitchen which with moss build up is a risk of slipping.

2.6 Paving from the South Fire Escape Doors to the paving adjacent the Bar being looked at by the Parish Council.

2.7 Store Floor Paint - To be applied to the store room floor, during the Summer holiday.

2.8 Replacing plug - on the second hand freezer below the Glasswasher.

2.9 School long pole - to be fitted behind the the cinema screen housing.