

Pencombe and Little Cowarne Parish Hall

Building Maintenance Report 22nd May 2023

Activities since the Last Meeting

1. Falcon Induction Cooker - We have recently managed to contact AGA Rangemaster who claim not to have received our letter of 23 February 2023. However, they now have a copy and additional information, they requested, and await their decision as to whether and to what extent they will assist with the cost (almost £700).
2. The new 32 amp Circuit and Double Switch socket - Installed in the Hall on Tuesday 9 May 2023. The electrician noted that the two Burco boilers, in the Bar, running on the same circuit as the kitchen, while other appliances are plugged in will place a huge load on the system. Now we have a new circuit we must ensure we spread the load.
3. Boiler Service - Grange carried out the boiler service on 4 April 2023. They made one fire risk observation that we should cut back the hedging within 1.8m on the eastern boundary? It was agreed to do that once the nesting season is complete.
4. Ricky Baker Glazing - Ricky adjusted both leaves on Fire Doors in the Hall both north and south and has much improved the security. He carried out this work out free of charge. However, he has identified 5 windows with blown sealed units. Three in the Hall and two in the side screens to the main entrance. As the side screens are hardly perceptible it was agreed to leave those until next year. Ricky is due, Monday 22 May to replace the two sealed unit panes in the South Fire Door and the one in a window for the sum of £260. This will be invoiced to the Parish Council for payment as part of the annual £2,500 allocated.
5. Fire Alarm Testing and Fire Extinguisher Servicing - Undertaken on Thursday 16 March 2023.
6. Village Hall Insurance Policy - It has been decided to pay the Insurance in instalments to be able to manage our budget and maintain the £2,000 credit in our Bank Account. Once the Parish Council take on the payment they can decide to pay a lump sum and save the 6% interest charge and reclaim any VAT.
7. School Playing field - Use in future for Parish Hall events will involve entering in to a hire agreement with the School and ensuring that theirs and our insurances cover all eventualities for such usage.
8. The chlorinated dish washer feed together with a wipe down internally is helping keep the limescale under control.

Activities to be Undertaken

9. The HDMI socket, from the equipment in the chair Store, has a wonky fixing and needs rectifying.
10. Plastic waste pipes - Replace old and damaged pipes and fittings.
11. School long pole - to be fitted behind the the cinema screen housing.
12. Soft paving outside the Kitchen - Clean the moss build up potential risk of slipping.
13. Paving from the South Fire Escape Doors and making good the road at the bottom of the ramp being looked at by the Parish Council?
14. Long term planning vis-a-vis Boiler life - APM has liaised with Richard Hill from Intellegy and has reported on their findings to the Parish Council. Monitor existing boiler.