

# Pencombe and Little Cowarne Parish Hall

## Building Maintenance Report 29 January 2024

### Activities since the Last Meeting

1. Fire Alarm - As well as fitting two new LED emergency lights, quotation for £95.60, plus VAT, I have detected a problem with the break glass sensor in the kitchen, which I will ask Unifire to investigate on 1 March 2024 when they are due to carry out testing and replacement of the LED emergency lights.
2. Weekly fire alarm testing and extinguisher checks are ongoing. - Once a month a check of the emergency lights is also undertaken.
3. Boiler/Heating -
  - (I) At the beginning of each week the boiler control clock has to be programmed based upon the bookings in the weekly diary. A quote was obtained from Grange Heating to fit a Hive remote internet based control. They quoted £548.40 (including £91.40 VAT) supply and fitted.
  - (II) Recent incidents of the boiler not firing up when programmed has required it to be started manually. May be a simply repair but a cll out is £85 per hour plus parts and any additional hours! Annual boiler servicing is planned for 3 April 2024, which would take the cost in to the next financial year. Following further instances of the heating not coming on when programmed I called the Engineer, but unfortunately the Engineer they sent yesterday was not qualified to undertake diagnostics and therefore another Engineer is coming out on Monday morning.
  - (III) I have requested a quote for an equivalent replacement boiler to include Hive remote system. The quote has come from Grange amounting to £7,130.40 (including £1,188.40 VAT). I am now in the process of obtaining alternative quotes to include the Hive or similar remote system.
4. Outside Tap - I have received a verbal quote from Richard Levenson for installing an outside tap in the sum of £240. I think that seems high so I have asked Richard Very to provide a quote.
5. Council Tax Address - I have spoken to and emailed the Herefordshire Council Tax office confirming that the address is correct as: Pencombe and Little Cowarne Parish Hall, Pencombe, Bromyard, Herefordshire. HR7 4ST.

### Activities to be Undertaken

6. Insurance quotations to be sought in February.
7. School long pole - awaiting schools decision.
8. Soft paving outside the Kitchen - Clean the moss build up potential risk of slipping, awaiting the fitting of an outside tap.
9. Paving from the South Fire Escape Doors and making good the road at the bottom of the ramp, repairing/replacing faulty solar light and light to the Defibrillator being looked at by the Parish Council?
10. Long term planning vis-a-vis Boiler life - Subject to the current issue with the boiler/control. For the time being service and monitor existing boiler. See item3 above.