

Pencombe and Little Cowarne Parish Hall

Building Maintenance Report 4 March 2024

Activities since the Last Meeting

1. Outside Tap - Eddie Prince assisted by Tim Mobey installed an outside tap adjacent the rear kitchen door above the gully. They installed an isolation valve inside the kitchen to prevent frost damage or the water being mischievously left running outside. This has saved the Parish Hall in the order of £170 and is a great job well done.
2. Soft paving outside the Kitchen - Tim Mobey and I scraped off the moss and gunge and then Tim cleaned the area using his Jet Spray, now connected to the outside tap. He then came back a few days later and sprayed the paving and retaining wall with white vinegar to prevent moss grow back.
3. Fire Alarm, Emergency Lighting and Fire Extinguisher Testing - Unifire are booked in for Tuesday 12 March 2024. In addition to testing the alarm, emergency lighting and fire extinguishers, following their last visit they will be looking at a faulty break glass, replacing two emergency lights with LED's and an Extinguisher due to be replaced in the Kitchen.
4. Boiler/Heating -
 - (I) At the beginning of each week the boiler control clock has to be programmed based upon the bookings in the diary and it would help if bookings could be confirmed in good time.
 - (II) Recent incidents of the boiler not firing up when programmed has required it to be started manually, by checking half an hour before events to ensure the heating has come on. A boiler service was brought forward to combine with an Engineer visit to keep costs down. However, after the service it again, at two events, failed to fire up and there is a strong smell of heating oil. I called the Engineer back, who tweaked the boiler and discovered a tiny leak. To date the boiler is firing up to programme but because of the intermittent fault previously a check needs to be done, particularly as the temperatures have dropped. Unfortunately, it was clear at the LnC lunch that there is a strong smell of heating oil while the boiler is on! I believe now is the right time to replace the boiler and probably plan to replace during the school summer holidays.
 - (III) Further to above I have requested four companies to quote an equivalent replacement boiler to include Hive (or similar) remote internet programming system. The quotes received so fare are from:
 - Grange Heating Services Ltd - £5,942.00 (excluding £1,188.40 VAT).
 - Hereford Heating Ltd - £5,602.36 (excluding £1,120.47).
 - SES Ltd - quote awaited.
 - RPGC Plumbing and Heating Ltd - quote awaited.

- Monday Taylor Lamont Ltd - Declined to quote.
- Robert R McGowan Ltd - quote awaited.

(iv) These quotes may appear high, both are for Worcester Bosch boilers. I am also advised extra cost is due to the need for a new compliant flue, the current one looks like plastic soil pipe material (but has lasted 25 years)! And the Hive programmer. I need to do further comparisons of the quotes to ensure we are comparing apples with apples, and unfortunately the need to chase up the other quotes.

5. Buildings All Risk Insurance - It was discussed previously and agreed that we get additional quotations for the insurance. The cover amongst other things includes, buildings rebuild cost, oil tank and contents, building contents insurance, freezer contents, wine and spirit stocks, Trustee indemnity, Public Liability and Employer's Liability (which covers volunteers as well as paid staff). To date I have had a number of discussions with our insurers and still await their quote. I am also speaking to Village Hall/Community Building Group Insurance (underwritten by Hiscox and used by Eastham who we visited recently) and Norris and Fisher who have quoted £969.02, which is almost £200 more than Allied Westminster's cost last year excluding the instalment interest fee. We need to have confirmation that we can save any instalment fee this year.
6. Clock Watching - The clock in the Hall has been swapped with the Kitchen clock and the battery replaced. A clock donated by Janet Legge has had a new battery and affixed to the wall in the Committee room. If anybody notices a clock is not keeping correct time please let me know and I will check and will probably require a battery replacing.

Activities to be Undertaken

7. Paving from the South Fire Escape Doors and replacing faulty solar light and light to the Defibrillator being looked at by the Parish Council.
8. All around the Hall weeds and grass are growing up between the paving flags and between the paving and the external wall of the Hall. The Chairman of the Parish Council said sometime ago that he would treat with weed killer. I understand Eddie Prince has volunteered to do this for the Parish Council and the Chairman will provide industrial strength weed killer for the purpose.
9. Eddie is also offering his help to the Parish Council to lay land drains behind the rear retaining wall to divert water coming out of the playing field and avoid the flooding on the newly cleaned soft paving.