

Maintenance and Projects report for Trustees meeting 30 Oct 23

This report covers October 23

Energy

Quotes for 3 year gas and elec contracts were obtained from broker Energisave for commencement 1 Sept 24 (elec) and 1 Oct 24 (gas). These quotes were much higher than our present prices but were 20% less than the budget prepared by TY and AL in March 23. Despite the sums involved being easily affordable, the Trustees did not agree to these quotes and the matter will be left until April and May 24 when TY and AY return from Australia.

Maintenance

After a very busy August and September, October was relatively quiet from a maintenance viewpoint. A lot of records on the website were updated. Makerfield attended on 2/20 to normalise the AV system after the Ukraine concert. TY provided AV system user training to users on three occasions. On 21/10 the foyer boiler was found to have lost water pressure (gauge showing zero barg) and Barlows attended on 23/10. It was found that a valve connection in the manifold area under the boiler was leaking. New gaskets were fitted and the connection tightened. The boiler is being monitored to see if further pressure loss occurs. On 26th TY discovered that both AV system head mics were broken and has contacted Makerfield for replacements.

Fire risk assessment report project work.

The compartmentalisation of the TADS loft behind the stage and the cleaning and fireproofing of the stage curtains were completed in Sept and Oct. The two redundant central heating radiators were also removed. The old sofa has been removed from the loft. TADS has yet to fit the new loft access ladder.

All the curtains in the building have been found to comply with the current fire resistance standards.

Spacehive application

A 4th round application has been submitted covering the replacement of several fire doors and the replacement of the committee room bench seating to comply with current fire resistance standards. The application also covers 12 new chairs for the committee room, again to comply with current fire resistance standards. To date approx. 120 persons have pledged small amounts to the crowd funding. A local company has also donated £1500, leaving the trustees to decide what to spend the money on. It is recommended that this be pledged to the Spacehive application. CW&C will decide on the allocation of 4th round funds in November.

Leasing of land to TPC for the new play area.

TY has met with the TPC Clerk and 3 Counsellors to discuss TPC requirements. This has not revealed any major difficulties and TY has subsequently drafted the lease and sent it to the Trustees for comments. So far AL has provided detailed comments. JS recommends forwarding the lease to Bates Wells to complete the legal drafting. The TPC wish to vote on the lease at their Nov meeting on 13th Nov.

Tony Yeates 29 Oct 23