

Update to
Maintenance Report April 2024.

The final works regarding the Fire Safety report should be completed today, the 22nd of April. Photos have been given to Anita as proof of works for the Spacehive gang.

Vickie and I will meet with Chris Davenport to have a walk through the building on Wednesday to make sure we haven't missed anything obvious, this will include signage, as that was a big part of the original report.

We have a new member of the Maintenance team, Nils Riekert, (hope I have spelt the first name correctly) is joining us. He is married to our Centre Manager, Vickie.

I am still working on getting a good price for our energy renewals. Brokers seem to come out very high, at least 1p per K/Whr for Gas and at least 5p per K/Whr for Electricity. As we have 4 months before we are due to start to transfer, I am still collating data.

This month the focus is on looking at a long-term solution to the problems we have with 3 Boilers and the heating settings.

Ken Wood.

Chief Goffer.

There seems to be a fault in the Fire Safety Lighting system in the Craven Room, it is being investigated. Similar faults are present in the AM Room and the Main Kitchen, its due to a switch used for testing, at the moment, I do not have a key to check this, however, there is no increase in risk to users in the short term.

Fire signage has been checked and will have final bits put in place over this weekend. This will include No Smoking/Vaping signs.

CD has done a walk round and was impressed with the works completed.

Fire Risk assessment is being undertaken.

Because of the long-term heating problems caused by either the Boilers (2 out of 3 are over 10 years old) or the Heating control settings system I have asked Barlow's and TMUK to quote to replace/rearrange the boilers.

Cunning Plan A. Take the 2 old Boilers out, re-site the youngster and replace the Boiler Room rig with a newer one.

This will mean that the Boiler room will still supply the areas that it does at the moment, but with 1 Boiler. The ULCC will still have a Boiler that will supply the Toilets, Foyer and Comm Room.

There will be a Hive or Nest system fitted with 3 zones. 1 will cover MH, another the CR/AM system and the 3rd will cover the Comm Room etc.

Cunning Plan B will be made available after a meeting with Barlow's on Tuesday am.

Funding may be available via CCA sources, Chris Davenport is advising.

Ken.