

## Brixham Town Council

<b>Report No:</b>	09-2018		
<b>Report Type:</b>	Public		
<b>Title:</b>	Maintenance Report		
<b>To:</b>	Town Hall Sub Committee	<b>Date:</b>	01.03.19
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### Purpose of Report

To update members on the maintenance works carried out at the Town Hall between the last meeting and now.

This report may contain recommendations.

### Ceiling in Hallway

We have had two local roofers come and inspect the roof, both have advised that there appears to have been no further leaks since our last period of extreme weather.

B-Dry Roofing have quoted £700 + VAT to do the following:

- Strip out lead gully and bottom of valley where water is penetrating.
- Replace any rotten board.
- Reinstall new welded lead unit correctly, make good to slates to bottom of the valley.
- Take away all rubbish leaving property neat and tidy upon completion.
- All work comes fully guaranteed for the next 5 years.

D & G Roofing have installed free of charge a water trap underneath a broken slate to check if this is location that the water is coming through. Rather than quote for unnecessary works they wanted to see if it was in fact a smaller problem.

D & G Roofing have quoted £790 to do the following:

- Strip out bottom section of valley.
- Investigate & repair water ingress.
- Re-slate water valley once resolved.
- Labour & Materials

**Recommendation:** To appoint B-Dry to undertake the works

### Heating

Stronghold investigated the heating in Brixham Does Care and found that the existing radiators were working fine and running off the existing plant room. The wall hung fan radiator in the large office was also working correctly. There is a room thermostat in the same area but it is a tamperproof pre-set design so when the staff put the oil electric radiators on, they raised the temperature above the room thermostat setting and the fan couldn't come on.

Stronghold quoted £113 + VAT to replace the pre-set thermostat for an adjustable set temperature. In addition advice was given to Brixham Does Care staff that this will only work if they do not turn the additional heating on.

The new thermostat was installed on 1<sup>st</sup> February.

### **Bollards**

The Facilities Officer has investigated moving the bollards to restrict smaller cars from parking at the end of the spaces alongside the library. It is not possible to move the bollard as there are drainage works that do not permit it to be moved any further.

### **Damp**

Dampco have advised that no further treatment is required and have now replaced the diseased timberworks.

### **Guttering**

This has been cleared by the Facilities Officer and Lengthsman at the front of the building. It is hoped the rear of the building will be cleared week commencing 25<sup>th</sup> February.

### **Painting**

A schedule has been created with work commencing in the spring. This includes all lower level external windows and doors.

### **Lift**

The Brixham Theatre CIO have not reported any further issues with the lift and the Facilities Officer has been checking the lift on a daily basis.