

SUMMARY OF MAINTENANCE ACTIVITY SINCE THE PREVIOUS MEETING

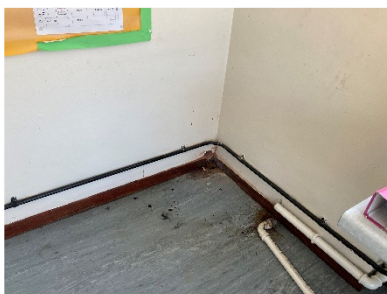
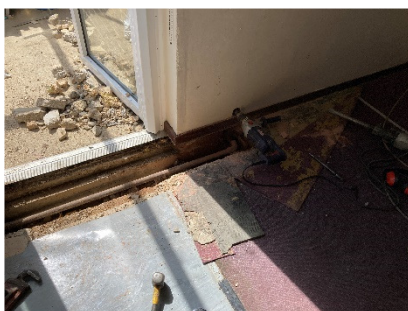
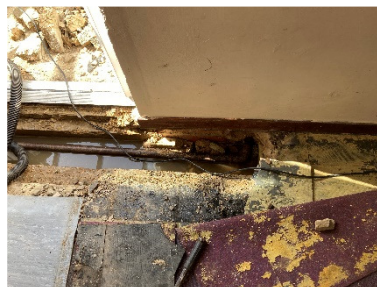
Update on issues raised at last meeting:

Point Raised	Progress
West Building Boiler	New boiler installed
Hall Radiator Valves	Completed
Sprinkler Compound Fence	Repair completed
Water seeping in Nursery Playground	Ongoing
Corrosion Nursery canopy supports	Ongoing
Nursery shed roof leak	Ongoing
Concrete at shed entrance	Completed
Sprinkler building water leak into base	Part completed
Car Park fence painting	Completed

Non-scheduled Repairs

Burst Pipe:

Water was found seeping through the floor of the Butterfly Room. The Floor was dug up to reveal one of the original heating system pipes had corroded and failed. R+L Paul removed the corroded section and made up a replacement. It's likely the leak was long standing as we knew that the upstairs radiators required regular bleeding but it was concealed underground. A new pipe was fitted through the 15-inch-thick wall. We still have air in the system so there is likely to be another section of pipe underground that is leaking but we must wait for the heating to be switched so we can use an infrared heat detector to locate it.



Hall Roof Leaking:

Water was found to be dripping from the ceiling of the hall. On checking the roof I found a 2m x 20m section of the felt has water trapped under it. As is it on the new build extension I contacted the Borough to confirm whether they hold liability for the repair as roof work usually carries a 10 year warranty and I am awaiting a response.



Scheduled Work Completed

Replacement hot water boiler for the West Block. The boiler is larger than the original so a number of pipes had to be re-routed but it is far more accesible for servicing or repair as the front panel opens to reveal the entire workings.



New play equipment installed (funded by FRA)



Additional landscaping in Play Area by Duncan.



Most Old school radiators fitted with new valves and thermostats to allow us to regulate the heat output.



Hall Radiators fitted with thermostats with the controls out of reach of children.



Drains outside Nursery and Receptions classrooms cleared out



All drains and catchment pits checked. Main catchment is partially clogged mostly with balls and polystyrene. Quoted £700 by drain company to clear however it can be done with a suitable scoop or net on a pole.



Removable Centre support fitted for the reception playground “bandstand”. This allows children to safely stand on top and	
Large shed doorway height raised to allow the folding table storage trolley to pass through it. Concrete repaired at shed entrance.	
UK Power Networks replaced the fence around the sub-station adjacent to the nursery path.	

The following Routine Activities Occurred

1. The 5 yearly Electrical Fixed Wiring Inspection was completed.
2. The Fire Alarm system was serviced.
3. The Play Equipment was inspected by both the Play Inspection Company and Zurich Insurance.
4. The workplace fire fighting equipment was inspected and a number of items had reached their 10-year life resulting in a replacement cost of £2,844. We should budget for a similar sum for next year as the remaining stock only has a year left.
5. The fans for the Breathing Building system were cleaned.
6. The car park barrier and automatic front door were serviced.
7. The Annual Asbestos inspection took place. HSE are conducting inspections of school's asbestos management over the coming weeks.

Upcoming works

The netball courts are due to be re-marked in October (paid for by ring-fenced sports funding.)