

SITE MANAGER REPORT MAY 2024

Update on issues raised in previous minutes:

3. a). Some light fittings still turning off intermittently but majority now working correctly.
3. b). Mr Jones (Head of Establishment) has access to the Adeptify drive but the Site Manager who has day-to-day responsibility does not although this has been requested several times.
4. a). We are still waiting on Adeptify to provide a quote for a fire door survey.
4. c). Master document register where is it and who can view it?
6. Energy consumption at the time of writing still waiting for information from finance.
7. Lift emergency phone digital replacements. Lowest quote so far is £1,500. Waiting on Zurich Loler inspection to ask engineer to confirm if they think the current dialler is compatible with an ATA Adapter so we can connect to the school's WIFI system which would be a much cheaper option.

Intruder Alarm Both intruder and fire alarms have now been converted to digital monitoring via SIM cards.

Steps in Nursery Playground The steps are now finished and will be put into use once the reseeded areas of grass have

Gas Leak The leak was repaired it was confirmed that it was the old school supply pipe not being properly disconnected in 2014 that was the cause.

Zurich Inspection follow-up R&L Paul have contacted the inspector and are sourcing the parts to complete the work.

Report of new Activity

Notable Unscheduled Repairs

1. **Heating trolley in kitchen tripping out** - MicBex called out but no problem found suspect lunch staff had allowed liquid to enter the fan housing which shorted it out but had dried overnight. Pantry staff have been asked to take care with liquids near the trolley.
2. **Under cupboard water heater in 2J** - Failure of an Ariston boiler (£676 to replace).
3. **Leak within the wall of the year 5/6 boys' toilets** – Actually another Ariston boiler related problem. Having noticed the wall becoming damp over time both around the door and in the classroom below) the Site Manager broke into a section of the wall and discovered a dripping pipe. This is the overflow drainage for the ceiling mounted boiler. The pressure vessel had failed and the safety valve was therefore venting water but the pipe does not run into a drain just into the wall cavity. Pressure vessel replaced.



4. **Leak through in Staffroom ceiling** - No obvious source found. Plumber has isolated a toilet on the floor above and we are waiting to see if this stops the flow over the weekend.

Lift Maintenance Contract – We have changed our lift maintenance to Orona and so far they are proving to be significantly better than Jacksons. Responded within an hour when a member of staff was stuck between floors.

Arboreal Survey - A full Tree Risk Assessment was conducted by Arboreal Consultancy Ltd and the two large wild cherry trees in the cricket field were found to be badly infected with Ganoderma fungus and to be in terminal decline. The report states that they should be felled as soon as practicable. Artemis Trees Ltd booked in for 28 May (£1,500). Some additional minor work to be done by the site manager.

Digital Phones – The site manager has completed the wiring runs required for Amar to install the digital phones. Phone change over day is 8 May so by the time we hold the meeting we should be entirely internet based.

Kitchen Fly Screens – Fly screen blinds have been fitted in the kitchen as required by a recent Environmental Health Inspection visit.

Annual Emergency Lighting Test – Adeptify now provide this annual test for no extra cost under their contract with us. The test was conducted on 4 April by Devonoak Electrical Ltd on behalf of Adeptify. The test duration period required by DFE School Output Specification Annex 2E is 3 hours. The electrician was here on and off for 6 hours having turned the lights on then returning later to check them. We have yet to see the report but he did say that many lights had failed the test. Whilst it is inevitable that some will fail each year I am concerned that the duration of the test exceeded the required time and may have distorted the result.