

PR22/05 - Report for the Properties Committee

Monday 11th July 2022

General Property & Maintenance Update

To provide members with an update detailing works carried out by the council.

Recommendations – that the report be received and noted

General

The Tree survey has been completed – see PR22/06

Health & Safety Visit by Ellis Whittam took place on Tuesday 28th June with consultant Ed Mucha

Old Vicarage

The resurfacing of the Old Vicarage car park is currently in progress with completion due by Saturday 9th July. In addition to the original specification, a small redundant island has been removed in the centre of the car park to create better use of space. The disabled bays will be marked clearly, and a pedestrian walkway will be marked to allow safe passage from the parking machine through to the pathway at the side of the Heritage Centre. Lining and numbering will be added to the reserved parking area

The entry code system and fire alarm system have been serviced.

Office number 3, on the top floor, has new tenants from 1st August. As approved by the Finance and Properties committee, additional electric sockets have been fitted along with a new light. The office now requires repainting and then will be ready to hand over to the new tenants. *See item PR22/09*

Two emergency lights that had shown an issue during the monthly checks, have been checked by the electricians but no faults were found. These will continue to be monitored on the monthly lighting checks.

A service of the fire extinguishers in the Old Vicarage and Heritage Centre was carried out on 13th June.

Future works - 3 Quotations have been received for refurbishment works to the toilets on each floor of the Old Vicarage and the 1st Floor Kitchen. Officers are reviewing the specification and obtaining updates, the quotations will be presented to members at the next meeting.

Heritage Centre

Redundant radiant heaters have been removed from the main room; these were highlighted in the fire risk assessment as requiring removal.

Tenbury Road Car Park

A small surface water drain that sits at the left-hand side of the toilet block is being monitored as a local resident has contacted us with concerns this overflows with heavy rainfall.

The BP Pulse chargers have been updated with new firmware as there was a fault with one of the chargers. BP Pulse have confirmed they are also scheduled to be updated with another piece of new hardware as part of a BP Pulse upgrade scheme. We are monitoring the usage of these chargers, as there seem to be vehicles who sit and charge for a considerable amount of time which can be a problem for other users who visit the site. Officers are in the process of obtaining quotations for a rapid charger fitted at this location.

Tenbury Road Public Toilets

Electricians have been in attendance to fix the toilets locks and the emergency reset button can now easily be reset. There is still an issue with users not operating the locking door mechanism correctly. New signage to be put up inside the toilets to remind users to press the button to lock the door as it is not an automatic locking system.

The cleanliness of the toilets is being monitored regularly and requires improvement. There have been no blockages or overflows reported or seen since the last episode. Vandalism to the toilet block is being monitored by CCTV.

Cemetery

There is an issue with the water supply reaching the taps at the cemetery. The tap in the turning circle has no water. There is a small flow of water to the top tap by the cremation bed. The taps are fed by an old metal pipe which runs along the line of the hedge. Quotations are being sought to install a new supply from the boundary box with a new tap connection.

Vandalism has been reported on the bench near to the cremation plots.