

PR23/28 Report to the Properties Committee

Monday 12th June 2023

General Property & Maintenance Update

To provide members with an update detailing the work carried out by the council and any issues arising.

The Old Vicarage Complex

On advice from the condition survey of the building, a structural inspection was instructed to establish the structural integrity of an area of the basement of The Old Vicarage. As per item PR23/17.

Whilst we are awaiting the full structural report, the structural engineer has advised immediately supporting an area of the basement with scaffolding, this work has been instructed under emergency delegated powers.

Once the full structural report has been received, quotations can be obtained for the remedial repairs required.

The schedule of conditions report has highlighted work to be carried out in the council chamber to replace the suspended ceiling and lighting and decoration in the hallway of Community Transport. The Town Clerk has suggested that consideration be given to instructing an architect to look at the best use of the room for future letting purposes – possibly with a kitchenette.

The glass in the doors at The Community Transport entrance has been replaced.

An energy assessment of The Old Vicarage and Heritage Centre was carried out on 2nd May 2023 – this was provided through a grant by Herefordshire Council, and we are awaiting the full report.

The Heritage Centre

The committee clerk met with the tenant who has highlighted some areas needing repair and along with the advice from the condition survey, a schedule of work will be prepared, and quotes obtained.

The service of the Gas Boiler has been carried out.

A quotation has been received to remove the overhead electrical wiring that connects the Heritage Centre and The Old Vicarage and to install separate meters. See item PR23/33

Bus Stops

Members approved spending to repair the broken bus stop panel at the last meeting PR23/18 (lower Westfield's side of A44) but in the meantime it appears Herefordshire Council have already visited and carried out the repair and replaced the panel.

Tenbury Road Car Park

See attached separate report regarding the public toilets.

Repairs were required to the existing electric vehicle charging points in the Tenbury Rd car park and unfortunately the repairs by BP Pulse took some time. Several residents use these regularly, so it did cause some inconvenience, but these are now back up and running.

We are awaiting an update from Swarco on the rapid charger installation in Tenbury Road Car Park.

In extreme downpours there has been an issue with surface drainage on the car park, the main town drainage system appears to not be able to cope with the amount water and the water cannot be drained from the car park. Members to consider the use of more sandbags towards the edge of the car park and monitor the situation.