

Lowick Community Hall Technical and Maintenance Report 2019/2020

Electricity (01 Sep 19 to 01 Sep 20)

From the electricity spreadsheet:-

Electricity Imported:- 6947 KwHrs.

Electricity Generated:- 3395 KwHrs - 2531 KwHrs was exported, & 294 KwHrs used on site.

Import Cost	£753.75
Standing Charge	£72.20
Expected supply charges for year	£828.95
Income from generation	£594.13
Net Electricity cost	£234.82

Covid-19

The covid-19 pandemic caused the shutdown of the hall in March 2020. The heat pump was shut down on 11 April as soon as the possibility of frost damage ended. The fridge was shut down and cleaned on 09 June, leaving the router, lighting and water heaters as the only sources of electricity consumption. In fact, only £19.80 worth of electricity has been used since the start of lockdown, unfortunately the standing charge will not reduce and this will amount to around £30 for the lockdown period. Prevention of the growth of Legionella in the water systems has been controlled by regular flushing of water outlets in line with our risk assessment.

Electricity / Photovoltaic Roof

Continues to operate well. The circuit breaker section which includes the roof was found tripped on earth leakage on 01 September. The fault was probably water in the outside lamp at the back of the hall which is on the same section. Reset OK, about one week's generation lost.

Heating System

The heat pump was checked over on 11 September, the top was removed, cobwebs blown out and the unit run on test for 24 hours; it operated satisfactorily and was shut down again. Corrosion of the fan guard has now reached a point where the bottom of the guard is beginning to fall away; this does not represent a hazard whilst the casings are in place but would be a problem if an engineer needed to run the unit with casings removed for repairs (See Photo 2). I will see if something can be fabricated. There is also some corrosion to the unit chassis, this is minor but I will apply some treatment to stop it progressing. Corrosion of the evaporator fins has progressed little since last year's inspection (See photo 1). We need to plan replacement in the next 3 – 4 years.

The existing fan convectors in the hall and toilets are ageing and make Covid compliance difficult. The decision has been made to replace them with high output conventional radiators. Angus Braham has provided a price for replacement, and has been asked to carry out the work. I will decommission the fan convector electrical supplies before he begins.

The Shed was replaced last year. Inside is quite damp, especially the floor. A coat of wood treatment may help.

Lawnmower

The lawnmower was serviced over the winter and has worked ok over the grass cutting period.

Building Structure

The failing plaster in the porch has been stripped off and is being replaced with cement render. In order for this to happen all the electrics were stripped from the porch last month. The plastic conduit is brittle and some of the fittings are in poor condition they will need to be replaced when the rendering is finished and the electrics are reinstated.

The guttering to the rear of the building continues to deteriorate and is still leaking in three places, this is leading to wet and slippery conditions along the back walkway and at the entrance to the playgroup hut.

The playgroup hut is deteriorating and algae is growing along the bottom of the door which is starting to rot, wood treatment is required to prevent further deterioration.

It is proposed to replace the front windows with UPVC units using some of the Covid funding, this will allow the windows to be opened to allow better ventilation. Unfortunately, this work may be delayed as there is a backlog in UPVC window production.

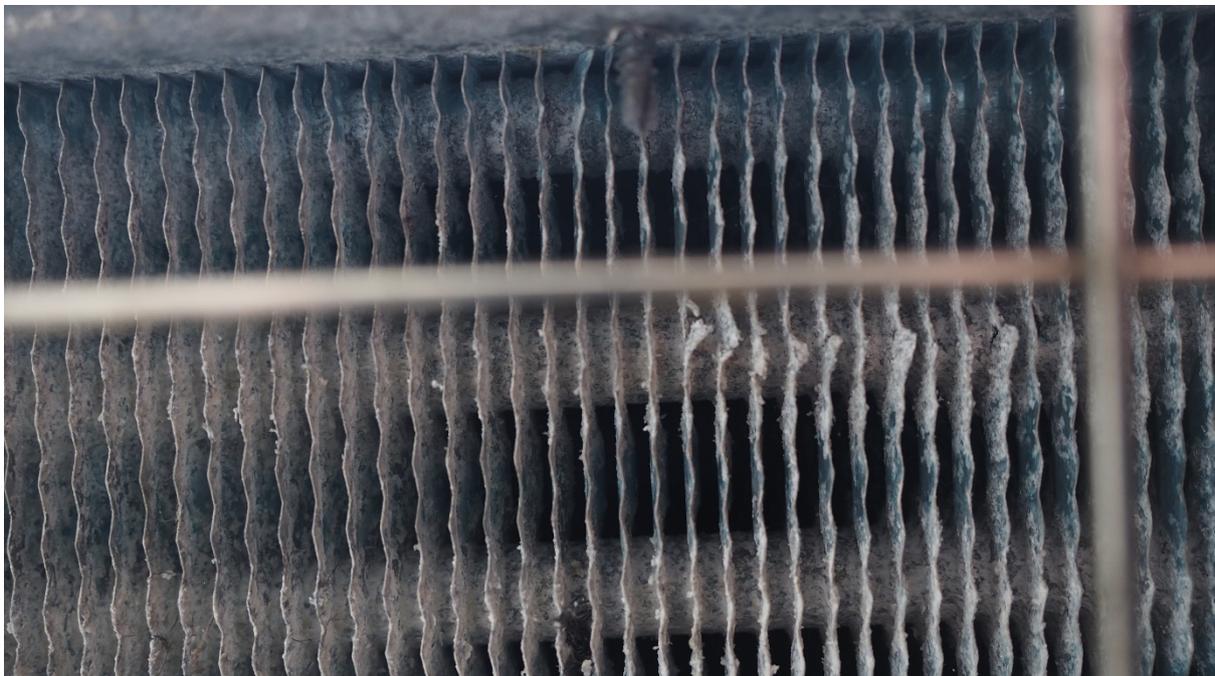


Photo 1; Heat Pump:- Corrosion to Evaporator Fins



Photo 2; Heat Pump:- Corrosion of Interior Fan Guard.

R H Ellwood
22 September 2020