

APCM Fabric Report – Ken Kilner.

The fact that the building isn't being utilised very much means that its in fairly good order however there are still several things to inform you about.

Our burglaries have meant making repairs and insuring we have tightened up on our security measures. We have had Adam Parsonage fix the cafe door and fit better locks to ensure more robust security. On fixing this Mike Brooks has obtained paints and ensured the door is returned to its pre damaged state. In relation to the Burglaries we have managed successfully claim back from the insurance company for items that were stolen. Costings for this have been - Adam Parsonage - £173.00 and Mike Brooks - £138.93 (Does include other items)

We are also in the process of fitting security cameras to the outside of the building. The locations of these cameras has been determined, however because of lockdown we have had to postpone this work. It is anticipated that this will be undertaken in the coming weeks. Mike Smith is taking charge of this installation and has donated both the equipment and his time to this project - so a big thank to Mike for this

We have had both our boilers serviced. Unfortunately our boiler in the porch/cafe area is starting to suffer with old age, it comes to us all! We have had to call out a plumber on 3 separate occasions due to the boiler deciding it had had enough. We have had thermostats changed, a new trap fitted however it has continued to cause us problems. On a last call out a diagnosis was given that the boiler had raised CO2 emissions and that this was causing excess levels of moisture inside the boiler. The plumber believes that a seal has gone and is willing to repair. However, and this is the plumbers recommendation that as we will be having our Eco-Audit on 24th May we wait to hear any recommendations before we spend money unnecessarily. It may be that its more cost effective to fit a more eco-friendly device that saves us money in the long run. Currently the spend on servicing and fixing the boilers stands at - £160.20

We have also completed work of our guttering in the porched area. We had noticed that rain water was collecting inside the ceiling area and that this was causing the wood to rot. We have had drip trays fitted which ensure the rain water is directed into the gutters and suitably funnelled into the drain. This has come at a cost of - £216.00. Although Sue has recently highlighted that there are still some issues with leaks in this area that will require investigating.

Gardening - With the anticipated gardening day approaching on 5th June we wanted to ensure that the tools we possessed were suitable and ready for the willing volunteers who will be here from 0930. As such we have serviced our petrol lawn mower at Archway Mowers - this at a cost of - £164.36

At this time I would like to say a special thank you for all those people who have given up their time to be here to assist in sorting the gardens and hedgerows. For those who have volunteered to assist with the security cameras and painting it really is appreciated the good work you do.

And as said previously, 5th June we intend having a gardening day. Please do come along, bring your gardening equipment and we will ensure you are well received and even supplied with suitable refreshments for your endeavours!!

Thank You