

Quinquennial Report with comments

The *Red* comments are responses from Property Stewards.

8.0 SUMMARY/CHECKLIST

8.1 (a) Of utmost urgency

- * Ensure management procedures in place for evacuation of the disabled particularly in relation to stepped emergency exits and difficult entrance lobby. (£0 management)
"Sufficient able-bodied persons are always available to support exit of disabled,, and co-ordination of this support is one of the roles of a church steward.."
- * Provide carbon monoxide detector in kitchen. (£200)
Agreed but cost would be more like £50 to do kitchen and boiler room. Done

8.2 (b) Essential within the next 12 months

- * Improve fire exit from worship area and lounge if possible or provide signage and management procedures if not. (£60 signage - £5000+ alter paving)
Stepped exit from worship area cannot be fully improved without creating a new hazard for members of the public traversing the land adjacent to the exit. We have now built an external narrow step the full width of the doorway similar to those outside kitchen and C2. Signage is adequate. See 8.1 re management procedures.
- * Clear stored items from roof void and carry out fire risk assessment and provide suitable fire protection/separation/automatic detection. (£0 clearing - £300 detector - separation unknown)
*No alternative storage and fire risk is low not warranting detection or separation.
We now have a heat detector in the kitchen below this area.*
- * Carry out detailed inspection and re-point and re-bed ridge/hip tiles where loose. (£4-6000 - access)
We monitor these tiles visually from ground level and will rectify when severity justifies the cost of erecting scaffolding on a public pavement.
- * Replace under-felt at eaves using standard retro-fit eaves felt repair system on southern elevations. Continue to other elevations when necessary. (£1500 southern only - £3000 all (access costly))
We don't believe these repairs are warranted at this time. A roofing specialist is to check. Quote awaited for small test section.
- * Replace (preferably in aluminium), damaged/leaking gutters and downpipes on southern end of building. Consult manufacturer with view to enlarging gutters, providing "covered" splash plates, re-configuring sloping sections were possible, all in conjunction with replacement eaves underfelt above. (£7000 upwards - access costly)
The gutter overflow problem is infrequent enough to put up with the problem. There is no obvious gutter damage or leakage.
- * Asbestos Management survey to be carried out as soon as possible and before work is carried out on soffits in particular. (£700)
*Survey probably not justified as despite inspector's comments the construction documents refer to non-asbestos board for soffits and solid ceilings and to glass fibre or mineral wool for lagging.
Guidance Note T12 states that we have to take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, its amount, where it is and what condition it is in; it goes on to say don't assume you need to bring in a specialist in every case (for example, you can inspect your own building rather than employ a surveyor). We believe we have complied.*
- * Inspect and clean out all gutters each year. (£2-300 or as usual)
This is already done 2 or 3 times a year at no cost.

8.3 (c) Essential within the next 5 years

- * Repair/replace small area of worship area fascias where rotten. (£150-£200)
Not believed to be rotten but rough finish and this was confirmed at external decoration.
- * Further dressing and re-fix flashings at abutment with adjacent building. (£150-£300)
These flashings are the responsibility of our neighbours who are satisfied the problem is only cosmetic.
- * Ensure fire detection system and emergency lighting is tested 5-yearly by expert as recommended.
Ensure non-compliant fittings were rectified following failure during 2008 test. (as usual)
Inspector never viewed the fire precautions log which records these tests. The detection system is tested every 6 months by an expert. We test emergency lights ourselves as all the "expert" does is switch off the mains, sit down and wait 3 hours to see if units have failed! Anybody can be such an expert. The emergency lighting tests are also recorded on the annual job sheets which the inspector did see.
- * Ensure crack in kitchen floor is kept clean. (£0 management)
This hairline crack is washed 6 days per week with appropriate floor cleaner!
- * Replace soffit vent mesh grilles as programmed, check soffits for asbestos related materials. (as quote obtained)
See 8.2.
- * Attend to damage on hall acoustic panels. (unknown extent of repair)
Minor cosmetic damage. Done.
- * Consider kitchen ventilation/gas interlock for "catering" standard cooking appliances. (£4000)
Wait for need for total kitchen refurbishment. CO detector now installed.
- * Replace double glazed units to entrance foyer rooflights and office window. (£6-800)
No point in replacing the roof-lights. Office window will be done as and when (£100).
- * Replace worship area carpet currently temporarily repaired. (£3-4000)
Will be done when condition becomes unacceptable – scheduled for Aug 2013. Done.
- * Ensure adequate lighting is maintained during programme of energy saving.
Of course.
- * Repoint around gully near entrance. (£50)
Yes.
- * Consult neighbour and repair car park surface. (£1000)
We have plans to talk to neighbour about this and improving the adjacent footway. As at Summer 2013 costs appear prohibitive and Cheshire East Council expect to repair the road within the year at which time our neighbour will agree minimum repairs to our joint car park entrance
- * Consider improving insulation to roof void whilst maintaining ventilation. (£1-2000 (boxing lights req.)
Little benefit in increasing insulation as only access is area over main kitchen, adjacent corridor and C1 not C2. This is probably only 10% of roof area. Boxing lights?

8.4 (d) Advisable within the next five years

- * Remove redundant white plastic pipe adjacent front entrance. (£30)
Done at zero cost – was installed to redirect overflow during pressure problems in heating system – since resolved.
- * Carry out complete external re-decoration when due (previously 2007), noting difficulties with access to the worship area feature window. (£3-4000)
Due summer 2012. Quote received. Done.
- * Review and upgrade heating controls to be more effective and energy conscious. (£1-2000)
See below.
- * Review boiler condition and energy efficiency and consider upgrading and replacement of heating that may be required in next 5-10 years (£20,000 depending on heater upgrades)
Will wait until maintenance expert advises spares no longer available.
- * Box in insulated heating pipes in office (£2-300)
No. Removed the insulation at zero cost. Unlike predecessors current occupant of office feels the cold !

8.5 Matters for further investigation

- * Continue annual servicing arrangements for gas and heating installation, fire equipment and appliances and five yearly inspection of electrical systems. Periodic electrical test certificate due October 2012. Emergency Lighting Periodic Test dated 30.07.2008 stated as due every 12 months but no later certificate available
See comments about emergency lighting above. Aug (not Oct) 2012 test was done.
- * Review the kitchen gas hob, ventilation, gas interlock, in relation to current standards.
Wait for need for total kitchen refurb.
- * Review obligations under Equality Act including fire evacuation, access and emergency beacons.
Don't see relevance of emergency beacons. Fire bells now replaced by sounders.
- * Review waste recycling, consult Cheshire East Council for guidance on their recycling procedures.
Cheshire East Council have no role in our waste disposal. We are required to pay an external contractor. The inspector did not note our existing recycling arrangements which rely on members taking appropriate items home to add to their silver bins at zero cost. Other items are dealt with by property stewards and others. The external contractor is now also collecting some recyclables.
- * Consult insurers regarding lightning conductor when insurance is renewed.
Methodist Insurance quinquennial inspection will be soon and we will note their inspectors comments. Insurance assessor had no issue with current situation.