



LEICESTER ROWING CLUB

ANNUAL GENERAL MEETING Tues 16 November 2021

Report from Building Maintenance Rep

Works

1. This year all of the work that has been undertaken has been reactive comprising statutory and other maintenance.
2. The statutory compliance works comprised:
 - a. **Electrical:**
 - i. 5 year fixed wiring test and works that flowed from minimal failures in compliance with BS7671 – 2018, the 18th Edition Wiring Regulations. Electrical Test Certificates confirming the check and extent of compliance works have been issued.
 - ii. Fire Alarm, Emergency Lighting and fire extinguisher checks in compliance with The Regulatory Reform (Fire Safety) Order 2005 and BS5839. This requires the complete installation to be inspected twice yearly and for certification to be issued in confirmation.
 - b. **Mechanical:** Platform Lift Remedial works to rectify deficiencies identified during Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) inspections. The most recent LOLER Inspection Certificate was issued in Aug 21
3. There has also been a maintenance visit by the installer of the motor assisted gate at the boundary.
4. Contractors also undertook the annual maintenance of the hardwood floor.

Risks to Leicester Rowing Club

Statutory Checks – Fire Alarm etc:

5. The contractor that has undertaken long term checks on the fire alarm and emergency lighting etc undertook his last check in Oct 21 before retiring. A search is now ongoing to find a replacement. It is likely that the cost of this work will increase because the Club enjoyed favourable rates from the retiring contractor. These checks are statutory in nature and must be undertaken on a twice yearly basis. It is important that a new term contractor is appointed so that there is no break in the inspections.

Platform Lift:

6. In Mar '20, R J Lifts Ltd were appointed to undertake the necessary works to the platform lift to ensure that all of the deficient items included in each LOLER Certification were rectified. Works were deferred until Oct '20 because of the lockdown and progress since then has been painful with many missed and aborted visits. A further failure of the call system occurred during the tenure of the repairs though R J Lifts have proved singularly unsuccessful in identifying the cause of the failure and rectifying it. A second lift maintenance company was requested to look at the fault and have confirmed that the control panel would appear to have reached the end of its life. (The design life of a lift control panel is 10 yrs, this panel has lasted since installation in 1997 or thereabouts). A quotation of circa £6k has been received from Accurate Lifts for the replacement of the control panel though committee have now requested that costs are obtained for a complete replacement. It is thought that this may be in the order of **£20 – 25K**. In the interim, R J Lifts have been advised that their contractual relationship with Leicester Rowing Club is at an end.

Last Item

Tim Walton

Maintenance Rep

01 Nov 21