



LEICESTER ROWING CLUB

ANNUAL GENERAL MEETING Tues 16 November 2022

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. Fire Alarm and Emergency Lighting 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. This has been tortuous in the extreme though on the 5th or 6th attempt, an electrician did attend to undertake the statutory check. A number of emergency light fitting failures were noted and all being well, by the date/time of the AGM, this work will be complete.

ii. [Associated] Fire Extinguisher Checks in compliance with the same regulatory control. It has not been possible to find a contractor interested in doing this work though the search goes on.

b. **Mechanical:** The Platform Lift Remedial works to rectify deficiencies identified during Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) inspections have not been completed to date. A quotation was received for a replacement control panel since this was cause of the problem. Committee then decided that it would be financially sensible to replace the lift installation complete. Competitive quotations ranging £20 – £26K were received for this work, though with provisos relating to builders works. The current platform lift shaft is dimensionally tight and the suppliers have indicated that a 'special' installation will be required.

Two engineer members within the club have since taken an interest in the project and neither **Joe Holohan** or **John Sephton** consider that the operation of the current platform in the future is out of the question. Joe has looked at the mechanical working of the platform and confirms there is little wear on it. Effectively, there is no reason to replace it from a mechanical standpoint. John is painstakingly working through hundreds of wire connections to build a schematic and he is close to gaining an understanding of how the platform electrical circuitry works. The controls are hard wired and John thinks that he is close to being able to reinstate the power. The good news is that John is optimistic that the platform lift could be brought back into operation without completely replacing it which if feasible, will have a marked effect on the Club's finances. Thank you, **Joe** and **John**, for bringing your professional skills to the rescue.

3. Illness has unfortunately caused the installer of the electronic gate to withdraw though a local contractor, conversant with both the control panel and the ram has visited on a number of occasions and the gate currently seems to be operational.

4. Contractors also undertook the annual maintenance of the hardwood floor.

Last Item

Tim Walton

Maintenance Rep

11 Nov 21