

WESTGATE PRIMARY SCHOOL
MINUTES OF THE MEETING OF THE PROPERTY, H&S COMMITTEE HELD ON 29/06/22

Present: Helen Carpenter, James Millson (chair), Sarah Mumford, Patrick Wardman, and Louise Shackleton

Minutes: Louise Shackleton

1	<p>A H&S inspection of the KS1 building was carried out.</p> <ul style="list-style-type: none"> • Year 2 classroom the wall by teachers' desk and white board shows cracking and paint coming away. Could be caused by salt in the wall or damp, also observed by pillar in shared area. • A governor suggested to take photos for welfare/ union position unsafe for staff to work in the area? • This is a recent change, review suggested. • To contact a roofing company for assessment. • Foundation stage toilets wall issues. Suggestion of plastic covering to back of the wall above sink. Possible coloured perspex. • Cellar floor dampness, water present on the floor today. Ceiling coming away and soft looking. Would it be possible to address by plaster boarding the ceiling or marine pile. Fit for purpose with fire proofing. • Difficult to justify the cost to make this space fully dry, although space is very big and would increase storage. • Air freshener expensive to replace in key stage 1 toilets. It was agreed however that it is still required for children to be comfortable to use. • Kitchen in foundation stage toaster wire melted- to be replaced. • To consider sockets and wire replacement. • To factor in to kitchen replacement. • Ask Howdens if community sponsoring for the replacement is possible. • Flooring of an age to be looked at generally -initially steam clean? Or replace. • Laptop charger unit. Socket to be relocated or unit moved. • Reconfigure the placement of items in area. • Grass in gutter by conservatory. • Pigeons nesting in ornate window. Suggest covering with invisible netting. Ask CP Thorntons • Crack above the wall in KS1 cloakroom above the fire alarm break point to reviewed. 	<p>PW/ HC</p> <p>PW</p> <p>PW PW</p> <p>HC</p> <p>HC</p> <p>PW/ HC</p> <p>PW</p> <p>PW</p> <p>PW</p>
2	<p>LCC Westgate Primary School Condition Survey (2020) Considering age of the building, the survey read well.</p> <ul style="list-style-type: none"> • Roof condition discussed– advanced age requiring replacement in 1-3 years. (3-5years in survey) • It is consider the roofs maybe a good standard due to age. In replacing the building listing and placement in a conservation area will impact especially on cost and ability to find material and appropriate contractor to undertake the job. 	

	<ul style="list-style-type: none"> • School request from LCC what time scale and budget is if is going to be replace – Helen to ask LCC as this will impact if repairs to be made currently. What is the support / situation of this. LCC has a responsibility to resource. • £211K cost may well be an underestimate (possibly 30-40% of cost) – safety consideration • Priority 1 works – replacement of ceilings- PE store. The possible situation of this falling down as appearance of cracks and paint peeling. Same for pupil cloakroom and reprographic room • Ask for builder review to see if structurally sound and gain review in writing. • Boilers in main building highlighted – in process of being addressed in KS2 this summer. • Hot and cold pipe work last replaced in 2007-8 • Discussed all radiators replacement. No hot water in KS2. Needs clarification. • Air conditioning units questioned are they end of life – 16 years old well serviced. Could get 10 years more due to the amount of time of the year they are used. (summer term time) Awareness more to the possibility of not being able to replace a part in the future. • Pupil toilets replaced doors and sectioning has resolved the concern in report. • Good report considering age of school and feels school is well looked after and maintained. Especially with the challenges of limited amount of storage. 	<p>HC</p> <p>PW</p>
3	AOB None	
4	Time & date of next meeting This committee will merge with F&P from September.	