

NONSUCH PARK – DETAIL OF PRIORITY WORKS -

Update 16 March 2016

Rank	Detail of works	Reason	Agreed Action 16/03/2016	Cost
1	Asbestos in Basement	Health & Safety	Identified as necessary from latest asbestos survey and advised to JMC at January 2016 Meeting. Tenders for work received and instruction placed. Works to be undertaken in May 2016.	£8,298
2	Separation of services to facilitate completion of Friends of Nonsuch lease	Commercial	Gas and electricity to be separated so separate supplies ,or designated check meters, are installed. Friends of Nonsuch will be solely responsible for all consumption of utilities on their premises in the future.	tbc
3	Mansion House Car park	Health and Safety; Continuity of income	Temporary repairs undertaken have not proved to be adequate. Heavy rain has resulted in more holes and the car park is considered to be in an unsafe condition. EEBC building surveyor has now drawn up plans to raise the level of the car park, install new soakaways and lay a new level of base tarmac. The work is now out to tender and responses are awaited. Budget figure is £65k. A verbal update will be provided to next JMC meeting.	£65,000
4	Sparrow Farm Lodge Car park	Health and Safety	Further temporary repairs using scalpings to fill the potholes and provide a new surface to the car park is proposed in 2016. Budget figure shown.	£10,000
5	London Road Lodge Car Park	Health and Safety	Further temporary repairs using scalpings to fill the potholes and provide a new surface to the car park is proposed in 2016. Budget figure shown.	£11,000

6	Old greenhouse wall	Landlords liability; Health and Safety	Temporary works carried out to prop up wall. Heras fencing also erected as a safety measure to prevent access. Area is safe but requires specialist brickwork repair. FON assisting in clearing vegetation. Quotations for reinstatement of wall will be obtained once vegetation removed.	n/a
7	Patch repairs to roads and pathways (inc. from Stable yard to café)	Health and Safety ; Continuity of income	These are ongoing. £1,950 instructed in March 2016 on patch repairs to roadways.	£1,950
8	Guttering and downpipes	Health and Safety ; Continuity of income	Some repairs were undertaken in 2015 under basic maintenance. Major works still required and could be carried out over a period of two years. However unlikely to be sufficient monies available in 2016/17.	£10,000
9	Windows to rear block of Mansion House, flats, rear of café and museum	Health and safety and landlords liability	The repair and renewal of the remaining windows is proposed to be on a phased basis. Specification for tender will be considered at a future date but not for 2016/17.	n/a
10	Rendering and brickwork	Health and Safety; Landlords liability	Specification and tender to be prepared and the work to be undertaken on a phased basis, probably at a time in conjunction with window repairs as above.	n/a
Completed Works				
	Emergency lighting, fire alarms, new doors and closers	Health and Safety	Completed February 2016	£6,585
	Windows to rear block of Mansion House, flats, rear of café and museum	Health and safety and landlords liability	Three of the windows identified as urgent have been repaired in October 2015	£2,420

	Upgrade of intruder alarm to Mansion House and Museum	Health and Safety	Works completed January 2015	£6,427
--	---	-------------------	------------------------------	--------