

NONSUCH MAINTENANCE PLAN & PRIORITY WORKS 2018-2019

Head of Service/Contact: Mark Shepherd/Head of Property
Annexes/Appendices (attached): Annexe 1 – Details of Priority Works 2018/19
Other available papers (not attached):

Report summary

The report identifies the planned maintenance priority works for 2018-19 and advises progress of works

<u>Recommendation (s)</u>	<i>Notes</i>
<p>(1) Requests authority to proceed with identified priority works for 2018-19</p> <p>(2) Asks committee to note current maintenance works, costs and Health & Safety issues.</p>	

1 Background

- 1.1 The committee have been provided with previous reports and updates on the priority works. These works have been identified as those which are essential to meet the requirements of the lease and health and safety obligations.
- 1.2 The following works are ongoing and were previously agreed at JMC maintenance plan update in June 2017
- 1.3 Details of start dates, costs and progress are included.
- 1.4 **Nonsuch Mansion House Fire Protection works** raised by Surrey Fire and Rescue
- 1.5 The investigation works in preparation of specification, have uncovered many issues with the area that the fire brigade requested to be fire rated.
- 1.6 In order to provide one hour fire protection to ceilings below flats, redundant pipework and electrical services, fire alarm sensors and fittings will need to be released and removed.

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- 1.7 Discussions have been made with local planning conservation officer regarding the proposed works. These works fall under the planning requirement for listed building consent.
- 1.8 It was originally our intention to carry out the works quickly as possible due to the nature of the fire risk. This has unfortunately not been the case
- 1.9 The refurbishment and demolition asbestos survey has been carried out as required under asbestos regulations 2012. This revealed amosite asbestos around pipework and walls.
- 1.10 This is high risk and as such has to be removed before any further works can be carried out. Works orders have been placed and works are planned for end of April to remove and dispose of asbestos. The cost of these removal works is **£4300**
- 1.11 Listed building consent has been submitted for the works, this usually takes between 8-12 weeks for approval
- 1.12 The specification and tender documents are to be send out over the same period of time.
- 1.13 The projects team are anticipating a proposed start date on site for beginning of June.
- 1.14 After recalculating the costs and all measures and recommendations to satisfy listed building content, the original figure of £10,000 to be insufficient.
- 1.15 The works consist of:

Over boarding the first floor ceilings with double layer fire line plasterboard. Removal of redundant pipework at first floor level. Fireproof holes through walls in basement with appropriate fire stop products. Infilling doorway & window in basement area. Decoration of ceilings at first floor level. Infilling of door way at Ground Floor level including adjustment to pipework. Basement infilling of pipework. Removal and reinstatement of fire alarm/intruder alarm sensors and cabling & planning fees
- 1.16 The recalculated works estimate including removal is now believed to be in the region of **£30,000** this is subject to receipt of official tender prices.
- 1.17 **Asbestos in Flats** – asbestos re-inspections discovered asbestos in flats, old doors had to be removed and disposed off correctly. New fire doors fitted in place of old. Cost of works **£2740**

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- 1.18 **General Window Repairs** and redecoration to high level windows at back of flats on museum side. The works order was placed prior to Christmas, but postponed due to adverse weather conditions. The works commenced beginning of May. Additional issues discovered with rotten windows and fascia's, Cost of works anticipated at **£20,000**
- 1.19 **Flooding to access road and outside children's nursery** the works were ordered prior to Christmas but have been unable to commence due to bad weather. Works started in May, although there is the requirement for an additional soakaway as issues have been discovered with connections from the Nursery (existing drains are blocked by roots). There will be 2 new soakaways installed in the yard adjacent to the nursery garden and one up by main access road. Cost of works **£19,000**
- 1.20 **Pathway between Nonsuch Mansion and Sparrow Farm Lodge** the first phase of works were completed to the two worst areas of pathway in September last year to give a rustic feel as requested by committee. This approach is cheaper than tarmac therefore more could be carried out. This has been received with mixed responses. Cost of works **£18,000**
- 1.21 It was our intention to carry out a second phase in 2018-19 but due to other priorities this may have to wait until we are confident funds are available.
- 1.22 At end of year it is anticipated that these ongoing works although planned will not be started before the end of the financial year and funding will need to be carried over in to 2018-19

2 Proposals

- 2.1 Attached is Annex 1, a revised schedule outlining the current position on the priority works, ordered works, and completed works
- 2.2 Items 1-3 in Annex 1 are ongoing ordered works.
- 2.3 The following listed items are planned priority works for 2018-19
- 2.4 **Laser scan for detailed drawings** of Mansion house is now essential to enable any future works to be planned and organised. Fixed cost **£7800**
- 2.5 **The Public toilet refurbishment** are a high priority, but due to increased costs in other works. This will be left until budget available for 2018 exact detail to be agreed with Sam Whitehead. £40,000 budget
- 2.6 **Castlemaine lodge** asbestos works – the latest asbestos re-inspection has revealed issues that require encapsulation and or removal at cost of **£2450**
- 2.7 In summary we will be spending **£86,290** on priority maintenance works in forthcoming year. This consists of works previously agreed for External window decorations, soakaways and fire precautionary works.

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2.8 The yearly budget for priority maintenance works is £73,000 and the asbestos budget is £1550 these sums can fund the majority of the works, the remaining costs should be funded from reserves.

3 Financial and Manpower Implications

3.1 None for the purposes of this report

4 Legal Implications (including implications for matters relating to equality)

4.1 None for the purposes of this report

5 Sustainability Policy and Community Safety Implications

5.1 The council continues to deliver works within EEBC sustainability policy.

6 Partnerships

6.1 The Nonsuch park and buildings is run under partnership arrangement with London Borough of Sutton

7 Risk Assessment

7.1 The major current risk highlighted is asbestos which has been found in the mezzanine floor of the Mansion. This is high priority and requires removal. Area has been cordoned off with access allowed since report came back as positive asbestos

8 Conclusion and Recommendations

8.1 Requests authority to proceed with identified priority works for 2018-19

8.2 Asks committee to note current maintenance works, costs and Health & Safety issues

Ward affected: Nonsuch Ward; (EEBC)