

NONSUCH PARK – DETAIL OF PRIORITY & OTHER WORKS
Update October 2018

Table 1 Current priority works

Rank	Detail of works	Reason	Priorities for 2018-19	Original Estimate (£)	Update on progress	Forecast Cost (£)
1	Fire Protection works raised by Surrey Fire and Rescue – agreed £10k cost in 2017 estimated cost updated	Issues Highlighted by Surrey Fire Rescue to fireproof floors between residential flats	Up-grading fire protection, install new double skin fire line plasterboard, fill gaps with fire rated foam, replace fire sensors, sounders, compartmentation.	31,160	Works commenced in September 2018, due to complete by end of October 2018	31,160
2	Asbestos removal from mezzanine floor	Health & Safety	Urgent Health and Safety works required to remove asbestos from the mezzanine level, in advance of fire precautionary works.	4,300	Completed	4,300
3	Asbestos detected in Flats	Health & Safety	New Fire doors required to flats to replace old asbestos doors.	2,740	Completed	2,740
4	General Window repairs and redecoration – order placed in 2017 ongoing works	Health and Safety and general maintenance	High level windows on museum side of flats, pointing to external wall. Due to start in May 2018	9,040	Works completed in August, whilst scaffolding was up, inspections revealed additional works	9,040
5	Additional high level works to museum side of flats	General maintenance	Brickwork repairs, timber window replacement as existing unrepairable, additional mortar repairs, specialist timber joinery works to form architectural fascia and	11,450	Works completed in August, whilst scaffolding was up, inspections revealed additional works	11,450
6	Flooding to access road outside childrens nursery order raised 2017	Health and Safety and general maintenance	drain outside nursery constantly flooding	13,065	Additional soakaway was added, two soakaways were provided within the storage yard to accommodate extreme amounts of surface water and waste water from nursery. Works completed June/July 2018	13,065
7	Flooding to main access road	Flooding to main access road, Health and safety and many complaints	Large concrete ring soakaway provided, excavation down to sand to ensure drainage 3m deep	6,500	Soakaway completed in July 2018	6,500

6	Public Toilets require refurbishment	Health & Safety	Rectify damp issues, cover walls with ceramic tiles or UPVC, install frost protection and refurbish to robust standard. Ladies, Gents and Disabled toilets.	40,000	This scheme has been replaced with a smaller scheme to remove old water damaged gypsum plaster and replace with lime plaster and redecorate	4,980
7	Laser scan, and full measurements to produce accurate CAD drawings	Authorised by JMC at last meeting	There are no accurate measured drawings of the Mansion House, would be really useful for any future works, leases and general alterations	7,800	Completed	6,500
8	Castlemaine Lodge	Windows rotten and falling out. Landlords liability. Authorised at last JMC	Replace the remainder of rotten windows with new Upvc windows and doors.	5,000	Install new soakaways to take main access road surface water, existing drains blocked by tree roots.	4,280
9	Castlemaine lodge	Asbestos encapsulation and removal	Latest asbestos re-inspection has revealed issues that require action.	2,450	Additional works required to remove and refix light fitting. Completed	2,525
10	Urgent health and safety works to formal gardens	Inspection carried out with head gardener following insurance claim for injury	Repairs to gullies, edges of pathways, pot holes and deviations which could lead to trips and falls	22,865	Orders raised 4th October 2018, works due to commence within 2 weeks	22,865
Total cost of priority works for 2018-19				156,370		119,405

Priority works for 2019-20 in order of preference

1	Redecoration to Mansion house windows	Windows in poor condition, essential repairs and redecoration required		50,000
2	Phase two public toilets repairs	health and safety, complaints about damp and foul odours		10,000
3	Pathway repairs to formal gardens phase 2	Health and safety		20,000
4	Pathway between Nonsuch Mansion and Sparrow Farm Lodge		Second phase to replace tarmac path with more rustic compacted plantings with concrete edge curbs will be planned for 2019-20	20,000

5	Sparrow Farm Lodge car park	Health and safety	Large scheme required to relay entire car park with crushed tarmac	80,000
6	London Road Lodge Car Park	Health and Safety	Some tarmac patch repairs have been carried out to roadway under maintenance budget. Main car park full of holes minor repairs are carried out each year	100k to relay entire car park
7	Old greenhouse wall	Health & 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. No action can be taken until funding becomes available.	n/a
8	Guttering and downpipes	Health and Safety ; Continuity of income	Some repairs being undertaken under basic maintenance. Major works still required but could be carried out over a period of two years. However unlikely to be sufficient monies available in 2018/19.	20,000
9	Rendering and brickwork	Health and Safety; Landlords liability	Specification and tender to be prepared and for the work to be undertaken on a phased basis, probably an elevation at a time in conjunction with window repairs as above.	100,000