

ANNEXE 1: PLANNED MAINTENANCE PROGRAMME 2018-19

Location	Proposed Works	£000's	Comment/Justification
Town Hall	The existing Building Management Software (BMS) is out of date, using Java that is no longer supported. These are essential works to heating controls with provision of new software for Building Management System, including new graphics and updates	13	New operating system is required before total system failure occurs. The current system allows control to the Town Hall and Bourne Hall.
Town Hall	External lights to be changed at side of building	2	Existing lights old and breaking, new LED's to be installed
Town Hall	Replacement of 20 year old radiators	10	Leaking and rusty radiators require replacement throughout Town Hall
Longmead Centre	Control panel in boiler room out of date, faults occurring,	15	Controls failing to heating
Longmead centre	Specialist bath requires replacing over 10 years old	15	Parts no longer available, require bath to continue providing service for elderly
Longmead Depot	Kitchen Refurbishment	15	Poor condition general wear & tear
West park cottages	Damp Proof Course, plastering and decorations	5	Issues raised by tenants
Hogs mill	Replace defective wooden bridge, carry out repairs to other bridges	15	Replace rotten timber bridge with metal construction and carry out repairs to other bridges
Hard surfaces	Health & Safety repairs to hard surfaces	30	Resurfacing, pot holes trip hazards and defective surfaces

Location	Proposed Works	£000's	Comment/Justification
Walls and fences	Emergency repairs to walls and fences	20	Emergency works to walls and fences
Longmead Centre	External decorations to gutters, fascia's, downpipes ,metal doors etc.	10	Over 10 years since last decorated.
Various(to all buildings)	Legionella risk assessments required to all buildings	5	Should be carried out every 2 years.
Cemetery	Repairs to internal roadways	10	Resurfacing defective areas
Clock tower	Brickwork & Stonework repairs & external decorations, roof coverings	30	General repairs to external envelope

Regulatory works			
Asbestos	Surveys, inspections, labelling, removal & encapsulation	10	Legislative must be carried out annually
Fire Risk Assessments	Repairs and upgrades following Inspections	10	Legislative must be carried out annually
Remedial Electrical works	Condition inspections and remedial works	40	Legislative must be carried out every 5 years
Energy efficiency	Replacement meters, repairs and upgrades to reduce carbon foot print	10	Monitoring via meters helps determine high usage and issues with plant
Water efficiency	Replacement meters, repairs and upgrades to reduce usage and repair leaks	10	Monitoring highlights leakages and high usage
Watercourses	Emergency clearances of streams and waterways	5	These works prevent flooding an ensure free flowing waterways
	Total	280	