

PLANNED MAINTENANCE REPORT 2019-20

Head of Service / Contact: Mark Shephard, Head of Property and Regeneration

Annexes/Appendices (attached): Annex one and Two

Other available papers (not attached):

Report summary

The Report requests approval for the 2019-20 planned maintenance works and reports on progress of the 2018-19 maintenance works.

Recommendation (s)

The Committee

- (1) Approves the priority planned maintenance works for 2019-2020, at an estimated cost of £67,025.**
- (2) Notes the update on progress of 2018-19 priority planned maintenance works**

1 Background

- 1.1 JMC 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 Planned maintenance works for 2018-19 are listed at Annex 1 and all were completed with the exception of the damp proofing works required to the gents public toilet. These were commenced on 7th January and are due for completion by 31st January 2019.
- 1.3 Additional urgent works were carried out to repair pot holes and overlay poor surfacing following complaints and an insurance claim in December 2018. The cost of these works were £9,875.

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2 Proposals

- 2.1 The budget for priority works in 2019/20 is £74,370.
- 2.2 To proceed with leasing out the first floor of the Mansion House (irrespective of whether the occupant be Bovingdons or a third party), the following works are needed to be prioritised:-
 - 2.2.1 Asbestos Removal and Demolition Survey cost at a cost of £1,025.
 - 2.2.2 The removal and encapsulation of asbestos identified in the survey at a cost of £1,000.
 - 2.2.3 Overhaul and maintain first floor windows ensuring smooth operation of sashes, including replacing broken glazing at a budget cost of £5,000.
 - 2.2.4 External redecoration of all elevations of Mansion House using mobile lifts and scaffolding at a budget cost of £30,000.
- 2.3 Additionally, phase 2 works will be prioritised this year for the following:-
 - 2.3.1 Public toilet damp proofing repairs to ladies and disabled toilets at a cost of £10,000.
 - 2.3.2 Pathway repairs to the formal gardens at a cost of £20,000.
- 2.4 The prioritised works for 2019-20 total £67,025.
- 2.5 The budget set is £74,370 plus £1,550 for asbestos surveys and therefore works can be accommodated within the budget leaving a cushion for emergency works or additional overspend through the year.
- 2.6 To clarify, there are other elements of maintenance repairs which are desirable, but budget constraints limit the ability to carry out the level of major works necessary in any one year.
- 2.7 If funds were available, the following would be considered:-
 - 2.7.1 In light of the high level of vehicular traffic, and the impact on various current uses including the age of the current road, it would be more economical to resurface the entire road up to the main car park in one operation. This would be major works and I would initially estimate a cost of £200,000
 - 2.7.2 The London Road and Sparrow Farm car parks are in poor condition, and require constant temporary repairs to make safe potholes and defective areas of surfacing. A permanent repair by relaying and compacting new surface to both car parks would cost an estimated £180,000.

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2.7.3 The rendering to the external walls of the Mansion House is in poor condition and has been repaired over the years with different methods. It would benefit from major works at an estimated cost of £200,000.

2.8 If major works were funded and undertaken, repairs would have a longer lifespan and negate the requirement for endless small repairs in these areas.

3 Financial and Manpower Implications

3.1 Financial implications are set-out in the body of the report.

3.2 ***Chief Finance Officer's comments: At the current level of precepts and income generated from estates, the annual budget available for maintenance works at Mansion House is £74,370 and for roads maintenance the annual budget is £16,530.***

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

4.1 The JMC are under legal duties to ensure the park is safe to use. The nature of the works needed require further consideration of how the park is funded to ensure the heritage assets are protected and the park is safe for vehicle traffic. An option of closing the roads may have to be considered if a program of replacement cannot be funded.

4.2 ***Monitoring Officer's comments: none arising from the contents of this report.***

5 Sustainability Policy and Community Safety Implications

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

6 Partnerships

6.1 The Nonsuch Park and buildings are run under partnership arrangements with the London Borough of Sutton.

7 Risk Assessment

7.1 The main risks are slips, trips and falls under health and safety to pathways and roads, which need to be addressed.

7.2 Operating with a reduced repairs and renewals fund carries the risk that the JMC will have limited scope to undertake future unforeseen works.

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8 Conclusion and Recommendations

- 8.1 Requests approval of priority planned maintenance works for 2019-2020
- 8.2 Reports on progress of 2018-19 priority planned maintenance works

Ward(s) affected: Nonsuch Ward;