

PLANNED MAINTENANCE PROGRAMME 2019-20

Location	Proposed Works	£000's	Comment/Justification
Various locations: Ewell Court house Bourne Hall Playhouse	Works to rectify issues raised under pressure vessel regulations 2000	30	Following comprehensive surveys a schedule of repairs and alterations is required to existing pressurised heating systems, changing expansion vessels, RPZ valves, non-return valves, and dosing of heating systems.
Ewell Court House	Provision of heater batteries to kitchen ventilation system to temper air in winter months	20	Complaints from hirers too cold in winter when temperature drops as free air being brought in to kitchen at outside temperatures
Town Hall	Replacement of 20 year old radiators Phase 3	20	Leaking and rusty radiators require replacement throughout the Town Hall
Bourne Hall	Instruct consultant to carry out design proposals for replacing boiler plant and air handling plant and upgrading heating system to the perimeter of the building	20	The heating system is inefficient struggles to maintain required temperatures, boilers are 10 years old but air handling plant in excess of 30 years old
Community and Wellbeing Centre	Health and Safety work removing pipework old light fittings and provision of handrails from high level.	20	Area above offices is used for storage but pipes, lights and other fittings are in the way, which creates hazards, removal will give more free space and be more user friendly.
Ewell court House	Replace defective wooden bridge	20	Replace rotten timber bridge over pipeline currently closed as dangerous
Hard surfaces	Health & Safety repairs to hard surfaces	30	Resurfacing, pot holes trip hazards and defective surfaces
Walls and fences	Emergency repairs to walls and fences	20	Emergency works to walls and fences
Cemetery	Entrance gates are in need of repairs	20	Repairs and redecorations to ensure all gates are in smooth operation.
Bourne Hall stream	Instruct consultant to investigate leaks from bank and fix bank to prevent water loss	10	Complaints about escape of water from stream before upper mill, lack of water levels downstream, water escaping in 3 areas

Playhouse	Health and safety issue, roof requires safety railing to front elevation	10	Issues raised by contractors as unsafe working conditions, when maintaining plant on roof workmen could fall off.
Regulatory works			
Asbestos	Surveys, inspections, labelling, removal & encapsulation	5	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	20	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	