

ANNEX TWO: PLANNED MAINTENANCE PROGRAMME 2020-21

Location	Proposed Works	£000's	Comment/Justification
Bourne Hall	Refurbish Ladies toilets as in poor condition, foul odours, and complaints have led to an upgrade.	50	Funding required from planned maintenance as did not receive CIL or Capital investment criteria.
Ashley centre car park	Decorations to 3no staircases, walls, floors, ceilings, and handrails.	80	The walls, ceilings, floors to staircases are in extremely poor condition. Smelly and difficult to keep clean.
Longmead Depot	Provide new gates and access control to increase security	20	Health and Safety issues risk to staff of abuse and violence as yard is not fully secured.
Longmead Depot	Repairs to male toilets	5	Water pressure bad, toilets require alteration.
Various sites	Carry out new Legionella risk assessments to all properties	25	After completion of the remedial works, new risk assessments must be carried out. This will ensure we haven't missed any areas or pick up any outstanding issues and confirm original risks can be removed. This includes some funds for remedial work to 4 outstanding properties.
Ewell Court House	Grotto wall is dangerous structural alterations required and rebuild of old brickwork with listed building consent	10	Reported dangerous structure, area fenced off and shored up until funding is agreed.
Town Hall Chamber	Removal of 4no secondary glazing panels, form lobby for safe removal of leaded paint. Repaint timber windows manufacture provide and fit new secondary glazing.	20	The works are Health and Safety, lead paint is dangerous and currently cannot open windows, this will prove issue in summer as there will be no natural ventilation to the chamber if works not carried out.
Town Hall rest area	Fit Mechanical ventilation to rest area	15	With increased use and microwaves located in within the staff rest area smells are lingering and air change is required.

Town Hall	Provide and install radiators to Old and New Town Hall Phase 3 (not previously carried out)	20	Radiators leaking and rusty defective require replacement.
Community & Wellbeing Centre	Replace second section of windows at high level.	10	Continued works phase two following Health and Safety risk from glass falling.
Harriers centre	Provide and construct new soakaways to prevent flooding	15	Flooding to car park and football pitch causing issues with public and footballers
Ewell Court House	Remove leaking high level timber windows from the library and manufacture provide and install new	30	Leaking windows in heavy rain water flooding in library.
Ewell court House	Water treatment to heating system and replacement of defective radiators	20	Poor quality water is damaging the heating system and radiators. Some radiators have pin holes and are leaking.
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 public toilets	Replacement of pitched roof	10	Roof showing signs of deterioration and leaks through ceiling.
Gibraltar Rec	Install new perforated pipework to prevent flooding and redirect surface water away.	15	Severe flooding is occurring to low area down past pavilion. It cannot drain freely into railway watercourse.
Regulatory Works	Legislative works that must be carried out covering asbestos, fire risk assessments, electrical certificates etc.	60	As these works must be carried out annually to comply with legislation, the items will be added to the regulatory works base budget for future years.
	Total	455	