

PLANNED MAINTENANCE REPORT UPDATE 2020-21

Head of Service:	Mark Shephard, Head of Property and Regeneration
Wards affected:	Nonsuch Ward;
Appendices (attached):	Appendix 1 – Formal Gardens Green House wall photographs Appendix 2 – Approved 2020-21 priority planned works Appendix 3 – Proposed 2021-22 priority planned works

Summary

This report provides an update on the approved 2020-21 priority planned maintenance programme including the unforeseen Health and Safety works undertaken during the year. It also seeks approval for the forthcoming 2021-22 priority planned maintenance works.

Recommendation (s)

The Committee is asked to:

- (1) Note the progress of the approved 2020/21 priority planned maintenance works, including the unforeseen additional Health & Safety works carried out during the year.**
- (2) Consider and approve the proposed priority planned maintenance works for 2021-2022.**

1 Reason for Recommendation

- 1.1 The proposed priority planned maintenance works are essential to meet the JMC's landlord obligations and health & safety requirements of the Park.

2 Background

- 2.1 In February 2020, the JMC received an update on the approved priority works for the previous year.

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- 2.2 This report provides an update on the approved priority works for the current year (2020/21). It also identifies the highest priority works for approval to be carried out in 2021/22 from within the budget allocated.

3 Update on 2020/21 Priority and Health & Safety works

3.1 External redecoration to Mansion House windows

- 3.2 An earlier inspection of the windows had revealed extensive water damage from rot and decay. This would require major repair prior to redecoration.
- 3.3 The tender documentation was amended to include the repairs. A full specification schedule and drawings were sent out to tender in August 2020 and were returned on 4th September 2020.
- 3.4 Two tender returns were received and two suppliers failed to respond. The lowest cost tender received was £63,164. It did not include an allowance for timber repairs which was anticipated to cost in the region of £10,000.
- 3.5 These costs exceed the £30,000 set aside in the 2020/21 priority works budget and therefore, there are insufficient funds to proceed this year.
- 3.6 It is proposed to carry forward this year's unspent budget to 2021-22 to provide sufficient funds in next year's budget and enable the window repairs and redecoration to proceed.

3.7 Greenhouse wall to formal Gardens

- 3.8 The works were tendered in June 2020 with 3 tender returns received. The cost was £16,224 and the works were completed in September 2020.
- 3.9 Before and after photos are attached at Appendix 1 to illustrate the high quality workmanship of the specialist brickwork restoration contractor.

3.10 Roof Repairs above café

- 3.11 Reports of roof leaks from the tenant were thoroughly investigated and subsequently repaired to prevent any water ingress damage to the Mansion House – in particular, the recently refurbished first floor.
- 3.12 Various roofing repairs were carried out above the café area and Mansion House including;
- Removal of defective lead flashing on the parapet wall. This also included the installation of a new roof covering (rubber bond fleece sheeting) above the flats; refitting the slates and refitting lead work to prevent leaks.
 - All loose ridge roof tiles were removed and re-bedded in fresh mortar.

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- General roof repairs were undertaken to the lead apron. New lead sheeting and sealant were fitted.
- 3.13 The above works were completed in June 2020 and no leaks have since been reported. The cost of the work was £3,000.
- 3.14 **Pathway between Nonsuch Mansion and Sparrow Farm Lodge**
- 3.15 It was originally intended to continue the rustic surfacing to the worst affected areas of the pathway. An inspection was carried out with the section of pathway from Sparrow Farm Lodge car park down to the gated area being deemed to be in the worst condition.
- 3.16 A member of the public sustained an ankle injury on this section (while running through a puddle). The section from the Sparrow Farm entrance was widened to meet up with the existing wider path adjacent to the gated area. This would increase the height and fall of the pathway to ensure that water can no longer pond in that area.
- 3.17 Following the inspection, it was considered more appropriate to lay tarmac in place of the previously intended rustic surface. This was because of the high use of the area and the earlier problems associated with the compaction of the rustic type pathway.
- 3.18 The works included new concrete edging to the pathway to reinforce the edges and allow topsoil to level the area between the grass and new pathway. This considerable section of tarmac pathway will prevent any further trip hazards.
- 3.19 The works were carried out in August 2020 at a cost £14,580.
- 3.20 **Health & Safety Works**
- 3.21 Various resurfacing repairs to pot holes have been carried out to the Cheam Road entrance and access road following reports that the depth of the pot holes could lead to serious injury. This included the final large section from the entrance gate to the first car park and was carried out when the park was closed during the first lockdown.
- 3.22 London Road Lodge was broken into again and some ad-hoc costs were incurred re-fixing protective sheeting to openings.
- 3.23 The yearly asbestos re-inspections have been carried out and revealed damage to asbestos in London Road Lodge. The building was sealed up and access prevented until the broken asbestos could be removed. The asbestos removal works were completed in November 2020 at a cost of £5,000.

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- 3.24 After receiving further complaints about surface deterioration in the London Road car park, emergency repair works were carried out to the access road and main car park area. The work involved closing the car park for 2 days and cost £5,000.

4 Proposed Priorities works for 2021-22

- 4.1 The highest priority works proposed for 2021-22 are attached at Appendix 3 and listed below:-
- 4.2 **Nonsuch Mansion** – external window redecorations and timber repairs (carried over from this year) - budget £75k
- 4.3 **Public toilets** – renewal of roof covering as there are signs of water ingress - budget £20k
- 4.4 **London Road car park** – complaints over the deterioration of the surface have been received following increased usage in the 2nd pandemic lockdown. The anticipated cost is £5,000 and will require the car park to close for two days.
- 4.5 The total cost of the proposed priority works for 2021/22 is £100,000.

5 Risk Assessment

Legal or other duties

5.1 Impact Assessment

- 5.1.1 The proposed priority works will have an impact on the operation of the building and will be managed to minimise this impact.
- 5.1.2 The main risks are slips, trips and falls under Health & Safety to pathways and roads.
- 5.1.3 We have a legal obligation to carry out repairs under current lease arrangements.
- 5.1.4 Operating with a reduced repairs and renewal fund carries risk the JMC will have limited scope to undertake future works.

5.2 Crime & Disorder

- 5.2.1 None

5.3 Safeguarding

- 5.3.1 None

5.4 Dependencies

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5.4.1 None

5.5 Other

5.5.1 None

6 Financial Implications

6.1 All the works will be delivered within timescales.

6.2 At the current time, the expenditure forecast for the 2020/21 priority works is £48,412 which is within the 2020/21 budget of £75,000.

6.3 The proposed total cost of the 2021/22 priority works is £100,000.

6.4 **Section 151 Officer's comments:** The proposed 2021/22 priority works, at an estimated cost of £100,000, can be funded by next year's £77,000 maintenance budget and £25,000 unused budget carried forward from the current year's maintenance budget. This will leave £2,000 unallocated budget for unforeseen works next year. The NJMC also holds a balance of £36,400 in the Repairs and Renewals reserve, as a contingency should emergency unbudgeted works arise.

7 Legal Implications

7.1 The legal implications are considered within the body of the report.

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

8 Policies, Plans & Partnerships

8.1 **Council's Key Priorities:** The following Key Priorities are engaged:

8.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

8.3 **Climate & Environmental Impact of recommendations:** None

8.4 **Sustainability Policy & Community Safety Implications:** Wood will be used for repairs from a sustainable source.

8.5 **Partnerships:** Both London Borough of Sutton and Epsom & Ewell Borough Council are represented by Members on the Joint Management Committee.

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9 Background papers

9.1 The documents referred to in compiling this report are as follows:

Previous reports:

- Nonsuch Park Joint Management Committee Report Monday 24th February 2020

Other papers:

- None