

APPENDIX 2: PROPOSED PLANNED MAINTENANCE PROGRAMME 2021-22

Location	Proposed Works	£000's	Comment/Justification
Bourne Hall	Replacement lighting with low efficiency LED lights to various locations.	30	Existing lights are not efficient, cannot be controlled or dimmed, generally not fit for purpose. Receiving complaints from hirers.
Ewell Court House	Roofing repairs required to various locations, many leaks have occurred over past year.	30	Leaks over flats and tenanted area; moss to be cleared from all locations.
Town Hall	Atrium high level glazing repair following water leaks	10	This has been leaking for 5 years and desperately requires repair.
Town Hall	Modernisation of toilets	30	Phased modernisation of toilet areas to address tenant complaints.
Town Hall	External decorations to courtyard windows	10	Paint flaking, this elevation gets heavy weather condition and sun damaging paint. Needs redecoration before timber starts to rot.
Poole Road Pavilion	Replace defective roller shutters to windows	10	Health and Safety risk, too heavy, mechanism seized.
Ashley Centre car park	Replacement of defective LED lights throughout all levels	20	The existing LEDs have been in for over 7 years and are failing in random areas.
Epsom Playhouse	Smoke vents above stage are rotten and require timber repairs	20	Vents essential to prevent Fire Risk, timber rotten.
Longrove Skate Park	Replace defective concrete steps with metal steps, including handrail and concrete base	5	Health and safety issue, existing steps poorly constructed and dangerous.
Community & Wellbeing Centre	Replacement high level windows	13	Windows falling out not fixed in properly, final phase.
Community & Wellbeing Centre	Rewire to loft area	20	Dangerous wiring with risk of fire.
Various	Legionella remedial works	15	To address remedial works raised in New Water Risk assessments.
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.
Regulatory works			

Asbestos	Surveys, inspections, labelling, removal & encapsulation	12	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	15	Legislative must be carried out every 5 years.
Energy efficiency	Replacement meters, repairs and upgrades to reduce carbon foot print	5	Monitoring via meters helps determine high usage and issues with plant.
Water efficiency	Replacement meters, repairs and upgrades to reduce usage and repair leaks	5	Monitoring highlights leakages and high usage.
Watercourses	Emergency clearances of streams and waterways	5	These works prevent flooding and ensure free flowing waterways.
	Total	315	