

NONSUCH PLANNED MAINTENANCE REPORT UPDATE AND PRIORITY WORKS FOR 2022-23

Head of Service:	Mark Shephard, Head of Property and Regeneration
Wards affected:	Nonsuch Ward;
Appendices (attached):	Appendix 1- Approved 2021-22 priority planned works Appendix 2 – Proposed 2022-23 priority planned works

Summary

The report provides an update on the 2021-22 priority planned maintenance programme including the additional Health & Safety works undertaken during the year. It also seeks approval for the forthcoming 2022-23 priority planned maintenance works.

Recommendation (s)

The Committee is asked to:

- (1) To note the progress of the current works, including the additional Health & Safety works carried out during the year.**
- (2) Ask to approve the proposed planned maintenance priority works for 2022-23.**

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 On the 25th January 2021 the JMC received an update on the approved priority works for the previous year.
- 2.2 This report provides an update on the approved priority works for the current year 2021/22. It also identifies the highest priority works for approval to be carried out in 2022/23.

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

- 3.1 The external redecoration and timber repairs to the main Mansion House and flats was completed by September 2021. However, it proved extremely difficult to manage with Bovingdons as the external work required dry conditions and could only be undertaken during the late spring and summer months.
- 3.2 This inevitably led to conflict between the JMC's need to maintain the Mansion House and the commercial necessity placed on Bovingdon's to recoup losses from the national lockdowns.
- 3.3 Officers worked closely with Bovingdons to coordinate noisy works and scaffolding requirements around their larger events. This inevitably led to lost days during which the contractors were unable to work.
- 3.4 The external windows were in very poor condition and required extensive timber repairs prior to redecoration. Scaffolding was erected to access the bell tower which was last decorated over 20 years ago.
- 3.5 While the scaffold access was available, a number of additional hidden high-level windows were added to the redecoration contract and the bell tower had to be thoroughly cleaned of pigeon excrement prior to redecoration. The final cost of the works was £90,000.
- 3.6 The current approved budget for the external window decoration and repairs was £80,000. The additional overspend of £10,000 will be funded from the repairs and renewals fund.
- 3.7 Due to roof leaks in the main Mansion House above the flats, and the extra works required to repair the windows prior to redecoration, the previously agreed proposal to recover the public toilets roof was deferred to ensure the forecast spend did not further exceed existing budgets.
- 3.8 The unbudgeted cost of the Mansion House roof repairs above the flats involved render repairs to waterproof the parapet walls. It also included pitched roof tiling and water proofing the valleys and gutters at roof level. These works cost £6,350.
- 3.9 The additional £10,000 overspend plus the unbudgeted cost of the Mansion House roof repairs of £6,350 will be funded from the repairs and renewals fund.
- 3.10 The cost of repairs to the access road, pathways and car park surface to date is £22,225. This has been met by the allocated yearly budget of £18,000, with the balance from the repairs and renewals fund.
- 3.11 Officers and the JMC have concerns regarding the condition of the access road and the car parks with the temporary patch repairs failing to offer an economical or long-term solution. The road continues to deteriorate.

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4 Proposed Priority works for 2022-23

- 4.1 The proposed works are budgeted at £70,000 and attached at Appendix 2.
- 4.2 The budget allocation for 2022-23 is £79,400 and the remaining £9,400 will be set aside for emergencies through the next financial year.
- 4.3 The £70,000 budgeted works consist of the following:
 - 4.3.1 Small scale emergency render and stone repairs including render condition survey - £30,000. These works are essential to ensure the public is not at risk of loose render or stone work.
 - 4.3.2 Mansion House pitched roof repairs over the boiler room - £15,000
 - 4.3.3 Sparrow Farm car park access gate enlargement - £10,000. The proposed work is necessary to avoid the current vehicle impacts.
 - 4.3.4 White Barn doors repair - £15,000

5 Additional Work Programme Items (funding yet to be established)

- 5.1 The Mansion House, its associated buildings and the Park's infrastructure are in poor condition and require investment.
- 5.2 The JMC provides a budget of £79,400 each year to attend to urgent repairs and maintenance. These are raised in priority order with the most urgent and of the highest Health & Safety risk attended to first and the remaining items prioritised in order of severity.
- 5.3 The budget is small relative to the nature of the works required to maintain a Grade II* Listed Building.
- 5.4 Longer term proposals have been highlighted in previous reports including a large-scale reconstruction of the Estate access road, resurfacing car parks and other significant items of expenditure. A comprehensive schedule of the unfunded large scale priority works is shown in Appendix 2.
- 5.5 The estimated cost of carrying out the large-scale items (excluding costs for officer time) is £1.569m.
- 5.6 All of the larger proposed works would be necessary to ensure a lasting solution to repairs rather than current planned options which are shorter term, temporary fixes. However, at the current time no budget or funding source has been identified for these works to be progressed.

6 Risk Assessment

Legal or other duties

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6.1 Impact Assessment

6.1.1 The proposed priority works will have an impact on the operation of the building and will be managed to minimise this impact.

6.1.2 The main risks are slips, trips and falls under Health & Safety to pathways and roads.

6.1.3 We have a legal obligation to carry out repairs under current lease arrangements.

6.1.4 Operating with a reduced repairs and renewal fund carries risk the JMC will have limited scope to undertake future works.

6.2 Crime & Disorder

6.2.1 None

6.3 Safeguarding

6.3.1 None

6.4 Dependencies

6.4.1 None

6.5 Other

6.5.1 None

7 Financial Implications

7.1 Financial implications are set-out in the body of the report. Section 151 Officer's comments: The proposed 2022/23 priority works, at an estimated cost of £70,000, can be funded by next year's £79,400 maintenance budget. This will leave £9,400 unallocated budget for unforeseen works next year. The NJMC also holds a projected balance of £20,750 in the Repairs and Renewals fund, as a contingency should emergency unbudgeted works arise.

8 Legal Implications

8.1 Any legal implications are covered in the body of this report.

8.2 **Legal Officer's comments:** none arising from the content of this report.

9 Policies, Plans & Partnerships

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

9.2 **Service Plans:** The matter is/is not included within the current Service Delivery Plan.

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- 9.3 **Climate & Environmental Impact of recommendations:** None
- 9.4 **Sustainability Policy & Community Safety Implications:** All materials where possible are used from a sustainable source.
- 9.5 **Partnerships:** Both London Borough of Sutton and Epsom & Ewell Borough Council are represented by members on the joint management committee.

10 Background papers

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

Previous reports:

- Nonsuch park joint management committee report 25th January 2021

Other papers:

- None