

APPENDIX TWO: PLANNED MAINTENANCE PROGRAMME 2022-23

Location	Proposed Works	£000's	Comment/Justification
Various council buildings	Replacement lighting with low efficiency LED lights to various locations.	163	Due to new regulation coming into force in October 2023, all fluescent lights fittings will be discontinued and require replacement with LED.
Rosebury Park Lodge	Roofing repairs required to various locations, many leaks have occurred over past year.	15	Boiler and radiation replacement including alterations in kitchen, making good and replacement of kitchen units.
Town Hall	Replacement of obsolete Trend controllers for the BMS system and some minor alterations	15	Existing controllers obsolete and some rewiring required to remove old redundant equipment.
King Georges field, Poole road pavilion.	New drainage pipe, soakaway crates and connection to existing surface water drainage pipe.	20	Flooding from car park drainage onto the bottom of the bank and football pitch.
Court Rec, Alex Rec, H.C.P, King Georges field.	Re-lining damage drains as highlighted on CCTV surveys.	40	Root damage and broken pipework in old surface and foul water drains.
Gibraltar Rec	External Decorations	20	Have not externally re-decorated for over 10 years, timber cladding deteriorating.
Ashley Centre car park	Concrete repairs to floors walls and soffits throughout the car park	20	Dangerous areas, trip hazards and chunks of concrete falling off where reinforcement corroding under the concrete.
Ashley Centre car park	Manufacture aluminium powder coater capping to protect parapet wall around high level areas in car park.	20	Falling pieces of brickwork from high level
Bourne Hall	Provide and install new loop system to 3no banqueting suites	20	Old system disconnected as did not work correctly, by law all public accessible spaces have to have loop systems to comply with Equalities Act 2010
92B High Street	Timber repairs and redecoration to windows	10	Windows rotten and paint flaking off.
Various	Legionella remedial works	10	To address remedial works raised in New Water Risk assessments.

West park cottage	Redecorations and internal repairs	15	These works are in order to be able to let the property which has been empty for some time.
Hard surfaces	Health & Safety repairs to hard surfaces	50	Resurfacing, pot holes trip hazards and defective surfaces.
Walls and fences	Emergency repairs to walls and fences	10	Emergency works to walls and fences
Regulatory works			
Asbestos	Surveys, inspections, labelling, removal & encapsulation	10	Legislative must be carried out annually.
Fire Risk Assessments	Inspections for F.R.A, Repairs and upgrades following Inspections.	30	Changes coming into effect due to the Building Safety Act in March 2022. 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 an ensure free flowing waterways
	Total	498	