

## **NONSUCH PLANNED MAINTENANCE REPORT UPDATE AND NEW PRIORITY WORKS FOR 2023-24**

<b>Head of Service:</b>	Mark Shephard, Head of Property and Regeneration
<b>Wards affected:</b>	Nonsuch Ward;
<b>Appendices (attached):</b>	Appendix 1 – Approved 2022-23 priority planned works Appendix 2 – Proposed 2023-24 priority planned works

### **Summary**

This report provides an update on the current financial year 2022-23 priority planned maintenance programme (including the additional health & safety and emergency works undertaken during the year). It also seeks approval for the forthcoming 2023-24 priority planned maintenance works.

### **Recommendation (s)**

**The Committee is asked to:**

- (1) Note the progress of the works (including the additional Health & Safety and emergency works) carried out during the current financial year 2022-23.**
- (2) Approve the proposed planned maintenance priority works for 2023-24.**

## **1 Reason for Recommendation**

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

## **2 Background**

- 2.1 At its meeting on 24 January 2022, the JMC approved priority planned maintenance works for 2022-23.
- 2.2 This report provides a progress update on these approved works for 2022-23. It also identifies the highest priority works for approval to be carried out in 2023-24.

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- 2.3 Appendix 2 also lists the larger scale maintenance works which are considered essential in the long-term, but for which there is currently no identified funding available.

### 3 Update on 2022-23 Priority and Health & Safety works (Appendix 1)

- 3.1 A summary of progress to date for each item of work item is shown below.
- 3.2 **Render repairs and survey** - the comprehensive survey was carried out during January 2023 by a specialist conservation company using mobile cherry pickers to access the main roof.
- 3.3 The report lists all areas of repair and was received at the end of January 2023. Officers are currently waiting for accurate costings for all the repair works.
- 3.4 The works were identified to be carried out in 3 timescale categories:
- 3.4.1 0-2 years
  - 3.4.2 2-5 years
  - 3.4.3 5-10 years
- 3.5 A budget figure of £20,000 for emergency repairs has been allowed for in the 2023-24 priority repair (as noted in 5.2.2 below). The main bulk of render repairs have been previously highlighted through the JMC as large-scale priority works which are listed in Appendix 2 and estimated at £500,000.
- 3.6 As the JMC's planned maintenance priority funding is limited to approximately £80,000 per annum, other sources of funding must continue to be investigated to carry out these works. The external fabric of the Mansion House and Park infrastructure (access roads, pathways etc) will be at serious risk of deterioration if not properly maintained. The cost of the survey was £5,465 and within budget.
- 3.7 **Replacement of failed slate roof above Mansion House boiler room and internal toilets** - the works were delayed as pigeon infestations were preventing access and causing constant fouling of the work area. The contractors have been unable to work as pigeon guano, which is highly dangerous to humans, has been constantly covering the roof area.
- 3.8 Various methods of control have been applied during the year to prevent the reoccurring problems. This has included trapping boxes, predatory fake birds and the installation of pigeon spikes to reveals, rainwater pipes, guttering, hoppers and any other areas surrounding the roof that the pigeons can rest on.

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- 3.9 Unfortunately, the consequence of the pigeon issues has been a delay to the intended roof works. These are currently underway and expected to be completed by the end of March 2023. The anticipated cost of the roof works is £13,450 and within budget.
- 3.10 The works to re-install new pigeon netting will now occur during 2023-24 once the roof works are complete. The budget has been added to next financial year 2023-24 planned maintenance priority works.
- 3.11 **Sparrow Farm Car Park access gate** – the works included replacing the existing gate with a larger access one and the removal of the side bollard to improve pedestrian accessibility for all park users. These works were considered essential as the old gates were too narrow for modern vehicles and were constantly damaged and left inoperable.
- 3.12 The works were completed towards the end of last year and have proved successful. The completed works cost £9,884 and were within budget.
- 3.13 **White Barn doors** – the works were required to repair and make safe the large 6m high track and timber doors. Unfortunately, the timber doors were found to be in a poorer condition than expected. They were also installed in an asbestos runner and the repair required was no longer considered economic.
- 3.14 An alternative approach was taken to replace the existing wooden doors with a painted steel electric roller shutter. The doors were removed and the new roller shutter has been installed and is in good working order. The completed works cost £7,885 and were within budget.

#### 4 2022-23 Additional Health & Safety emergency works

- 4.1 The works detailed below were unbudgeted, unforeseen priority works that were considered essential.
- 4.2 **Sparrow Farm Lodge** – the garage roof leaked and caused water damage to timber joists and decking. The defective roof felt was stripped from the garage and canopy and timber repairs carried out. A new 3 layer bituminous felt roof was installed to prevent leaks with the works costing £6,000.
- 4.3 **Tractor Shed** - the roller shutter to the tractor shed had to be replaced as it was dangerous and too old for economic repair. The cost of the works was £6,000.
- 4.4 **Tractor Shed & White Barn** – enabling works to allow installation of roller shutters. Works required to excavate a trench to run new power to the White Barn. This powered new energy efficient LED lighting and new 240v fused electrical circuits to both buildings for electric roller shutters. The opportunity was also taken to run power to the coppicing area. The cost of the works was £4,120.

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- 4.5 **Museum and flats pathway** - dangerous areas of surfacing were highlighted as trip hazards with the existing surface in poor condition and breaking up in areas. The area was prepared in readiness for new tarmac overlay to the pathways. The museum made a contribution of £1,500 towards the works reducing the final cost incurred to £2,820.
- 4.6 The JMC will be pleased to note that despite the additional cost of the above emergency works, the budget savings made on the planned priority works, is expected to allow £23,776 to be returned to reserves for future years maintenance.

## 5 Proposed Priority planned maintenance works for 2023-24

- 5.1 The proposed works are budgeted at £94,000 and attached at Appendix 2.
- 5.2 The proposed works consist of the following:
  - 5.2.1 **Museum & public toilets** – essential reroofing is required with a replacement high performance bituminous felt overlay and insulation to current higher thermal standards. When completed, the replacement roof will have a life of 25 years.

The JMC will be pleased to note that following a bidding application, this project was successfully awarded match funding from London Borough of Sutton's Community Infrastructure Levy neighbourhood fund. This project is currently out to tender with a budgeted total expected cost of £88,000, 50% to be met by the London Borough of Sutton and 50% by the JMC (£44,000).
  - 5.2.2 **Nonsuch Mansion main building** - the rendering condition report was completed and has highlighted many areas of concern that require attention. Small scale emergency render and stone repairs are required at a cost of £20,000.
  - 5.2.3 **Nonsuch Mansion roof above boiler room** – install pigeon netting above the new slate roof over internal toilets and boiler room at a budget cost of £5,000.
  - 5.2.4 **London Road car park** – construct a new access road with kerbing up to the first small car park in one large section. This carries the advantage that it will last longer and have greater durability to cope with increased use. It is anticipated to cost a budgeted £25,000.
  - 5.2.5 **Pathway between Sparrow Farm car park and Nonsuch Mansion** – phase 3 of repairs to the long section of pathway has been arranged to commence in March 2023.

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The JMC will be pleased to note that following a bidding application, the project was successfully awarded funding of £35,000 from Epsom & Ewell Borough Council's CIL neighbourhood fund. The JMC does not therefore need to fund these works itself.

## **6 Large Scale long-term priority works (funding yet to be established)**

- 6.1 The external fabric of the Mansion House and Park infrastructure / outbuildings are in poor condition and require long-term investment. The JMC has been funded with a budget of £84,160 for the financial year 2023-24 to attend to the most urgent and essential repairs.
- 6.2 These maintenance items are raised in priority order with the most urgent items (i.e. those posing the highest Health & Safety risk), being addressed first, and those following cascading down in order of severity.
- 6.3 The budget is impacted by higher repairs costs inevitably incurred on any works to the Grade II listed Mansion House. Consequently, repairs tend to be temporary in nature and often undertaken as a series of smaller, more affordable projects. These short term repairs do not provide the most cost effective long term solution.
- 6.4 A comprehensive works schedule has been prepared at Appendix 2 listing the unfunded large scale long term priority works. The total cost of carrying out these large scale items (including costs for officer time) is approximately £1.6m.
- 6.5 Officers continue to explore all available external funding sources to complement and maximise the JMC's annual budget.

## **7 Risk Assessment**

Legal or other duties

### **7.1 Equality Impact Assessment**

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

### **7.2 Crime & Disorder**

- 7.2.1 None

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### 7.3 Safeguarding

#### 7.3.1 None

### 7.4 Dependencies

#### 7.4.1 None

### 7.5 Other

#### 7.5.1 None

## 8 Financial Implications

8.1 The schedule of works totalling £94,000 is to be funded by £84,160 as per 23-24 financial year budget with the balance of £9,840 to be funded from the repairs and renewals reserve. The repairs and renewals reserve is forecast at £45,137.49 as at 31 March 2023.

8.2 **Section 151 Officer's comments:** Financial implications are included in the body of this report.

## 9 Legal Implications

9.1 **Legal Officer's comments:** There are no direct legal implications arising from the contents of this report.

## 10 Policies, Plans & Partnerships

10.1 **Council's Key Priorities:** The following Key Priorities are engaged:  
Effective Council

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

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

10.4 **Sustainability Policy & Community Safety Implications:** All materials where possible are used from a sustainable source.

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

## 11 Background papers

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

### **Previous reports:**

- Nonsuch Park JMC report 24 January 2022 – Nonsuch Planned Maintenance Report Update and Priority Works for 2022-23

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<https://democracy.epsom-ewell.gov.uk/documents/s22509/Nonsuch%20planned%20maintenance%20Report%20Update%20and%20New%20Priority%20works%20for%202022-23.pdf>

### **Other papers:**

- None