

APPENDIX 2: PLANNED MAINTENANCE PROGRAMME 2023-24

Location	Proposed Works	£000's	Comment/Justification
Bourne Hall, Playhouse	Replacement lighting with low efficiency LED lights to the remaining locations.	50	Due to new Regulations coming into force in October 2023. All fluescent lights fittings will be discontinued and require replacement with LED. This is second phase of works continuing on from last financial year
Various council buildings	Repairs and replacement of roller shutters	40	Maintenance inspections of roller shutters have revealed many repairs required and new legislation requires additional sensors fitted to prevent injury
Various council buildings	Provide and install insulation to prevent heat loss and tackle climate change	20	Recent thermographic surveys have highlighted heat loss in certain areas and require insulation.
Various council buildings	New drainage pipes, relining and rectification of collapse drains picked up on CCTV surveys.	20	Essential works to keep our infrastructure working. Blocked drains, root damage and breaks in the pipework have been discovered during maintenance works.
Playhouse, Longmead Depot	Replace existing windows with triple glazed thermally efficient windows.	80	Recent thermographic surveys highlighted heat loss through windows. This will help reduce carbon emissions.
Playhouse	Provide new automatic doors to create lobby at entrance to increase thermal efficiency of building	15	Increase thermal efficiency of building and stop drafts to box office staff
Playhouse	Replace fan coil heaters in the cottages	20	Existing heaters have failed and require replacement.
Ashley Centre car park	To redecorate the remaining staircase including walls ceiling, floors and roof repairs	30	Staircase is poor condition with graffiti all over walls, very unappealing and currently not customer friendly
Ewell Court House	Roof repairs and new cowls to Chimneys	37	Water ingress through chimneys and water leaks to flats

Ewell Court House	Replace automatic doors to library	5	Experiencing issues with existing doors and doors not linked to fire alarm panel.
Gibraltar rec	Fan heater replacement	7	Very old inefficient heaters require replacing.
Hard surfaces	Health & Safety repairs to hard surfaces	50	Resurfacing, pot hole trip hazards and defective surfaces.
Walls and fences	Emergency repairs to walls and fences	40	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.	80	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	10	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	539	