

APPENDIX TWO: PLANNED MAINTENANCE PROGRAMME 2024-25

Location	Proposed Works	£000's	Comment/Justification
Beaconsfield wall reinstatement	This was requested via capital bid process but not agreed and recommended to come out of the planned maintenance budget, the wall is cracked and dangerous.	60	The wall is listed and must be reinstated in approved manor to satisfy heritage requirements and building regulations.
Various council buildings	New drainage pipes, relining and rectification of collapse drains picked up on CCTV surveys.	20	Essential to keep our infrastructure working. Blocked drains, root damage and breaks in the pipework causing blockages and water leaks.
Horton Country Park Workshop & Boxing Club Roof	The existing roof has been leaking in the Lower mole workshop and boxing club and is asbestos. Replace with insulated aluminium roof panels.	110	This will prevent roof leaks and remove the constant issue of management of asbestos to this building.
King Georges field, Poole rd Pavilion.	Replace air handling parts in roof area damaged by water ingress.	20	The air handling system which heats the building was damaged by water leaks through roof. The building is hired out and needs to have suitable heating.
Upper Mill Pond	Remove silt storage ponds and fencing and level and spread silt/soil over existing grounds.	10	Works to tidy up area by Uppermill pond after large Pond works located silt storage to dry up after removing from pond.
Ashley Centre car park	Re-paint staircase floors to 3no staircases.	20	Due to high usage these floors require painting every 4 years.
Ewell Court House	External Decorations.	70	The paint is flaking off and timber exposed, the longer it is left the more repairs to rotten wood will be required all buildings should be painted externally at least every 5-7 years.
Ewell Court House	Install new Trend controllers and IQ4 display for heating control.	12	The existing controllers are broken and require replacement.
West Park Farmhouse	Render and brickwork repairs	30	Experiencing high moisture levels internally as brickwork mortar cannot breathe. This is causing issues with the existing housing tenant.

			Replace mortar and render with lime-based mortar and render.
Hard surfaces	Health & Safety repairs to hard surfaces	50	Resurfacing, potholes, trip hazards and defective surfaces.
Walls and fences	Emergency repairs to walls and fences	40	Throughout the year dangerous and defective areas are reported which have to be repaired on an urgent basis under Health & Safety.
Playhouse Cottages	Decoration and repairs externally to windows and rendered walls.	10	Windows are in poor condition, rotting and paintwork looks flaking off.
Carry over Works			
Playhouse Theatre	Window Replacement	25	The works were ordered before Christmas but due to a delay in manufacturing the windows are not being installed until April 2024
Regulatory works			
Asbestos	Surveys, inspections, labelling, removal & encapsulation	10	Legislative must be carried out annually.
Fire Risk Assessments	Inspections for F.R.A, and repairs and upgrades following Inspections.	40	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 footprint.	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 and ensure free flowing waterways
	Total	562	