

APPENDIX 1 - PLANNED PRIORITY WORKS UPDATE 2025-26

Location	Priority	Description	Reason	Update	Budget cost	Actual Cost
Pathway between Sparrow farm Lodge and Nonsuch Mansion		1 Relaying payway in phases, Remainder of pathway Final phase	Pathway breaking up, dangerous with insurance claims from public.	Works carried out with some issues where the pathway has not bonded well leaving loose gravels and a few complaints. Contractor has attended once to recompact, weather too cold for it to bond. The contractor has agreed to re-attend remove loose stone to make path safer. The cost exceed budget as contractor could not afford to carry out at budget figure, agreed an increase afer getting estimates all in region of £40-£50k.	12,240	34,480
Sutton grant funding for pathway		Relaying payway in phases, Remainder of pathway Final phase	Pathway breaking up, dangerous with insurance claims from public.	Grant monies requested and received from London Borough of Sutton.	0	- 12,240
High Level Roof above flats in Mansion house		2 Reports of serious water ingress into top flats through roof	Piched roof replacement required, not visible from below as parapit walls around roof, extensive leadwork gullies required	Pitched roof replaced with Welsh slate, fully insulated and existing asphalt to gullies/valleys had to be removed as levels would not work with the new lead fitted over asphalt, new timber decking and new code 7 leadwork installed.	50,000	50,138
Flat 3 Nonsuch Mansion		3 The Flat has become vacant and a survey revealed issues with windows which require repairs and secondary glazing.	Rotton drafty widows	Additional secondary glazing installed in the flat to prevent drafts and improve living conditions.	10,000	8,374
Sparrow Farm and London road Car park		4 Type 1 MOT stone to be levelled and rolled to foil holes and level car parks surface.	Serious dangerous potholes in main car park areas	Tarmac works to large patch in London road carried out as very dangerous.	10,000	7,775
Nonsuch Mansion - External Cleaning		5 All rendered walls are to be cleaned with carefull jet wash and lime wash to finish.	Areas are all different colours with new and old standing out, jet wash will give uniform colour and make building more asethetic.	This job put on hold as other priority works cost were higher to keep within budget.	8,000	0
		Contingency	An allowance for emergency repairs to be set aside	Emergency works listed below	4,000	0
				Sub total	94,240	88,527
Emergency Unbudgeted Works						
Nonsuch Mansion		0 Café window section had to be removed and replaced with new	Old window rotten and new window had to be manufactured to replace defective window		-	3,000
All car park entrances		0 Installation of new height restriction barriers	Getting many traveller incursions barriers will stop the access and prevent further costs for removal and clearance works	This work will be match funded from Sutton council grant	-	5,000
Total cost for 2025-26					-	96,527