

## APPENDIX TWO: PLANNED MAINTENANCE PROGRAMME 2026-27

Location	Proposed Works	£000's	Comment/Justification
Bourne Hall – Library offices and toilets	Remove all asbestos ceilings, replace with new suspended ceilings complete with new lighting	90	These works are to make safe areas in library offices which still have asbestos ceilings and in preparation for new Heating installation in the form of aircon/heat pump cassettes mounted to ceiling
Bourne Hall	External decorations	90	Should be carried out every 5 years, has not been externally decorated for 10 years, as a listed building we are required to keep it in good condition
Bourne Hall	Works to spiral staircase as openings in railing too wide for modern standards. New rails to be installed to match existing with listed building consent.	20	Health & Safety works to prevent children falling through gaps in railings to perimeter of spiral staircase.
92 High Street	Investigate and repair damp issues and redecorate.	30	The existing tenants have raised concerns about rising damp and lease is due to expire March 2026, which is a good time to carry out investigative and remedial works.
Fencing repairs to allotments	Replacement and repairs to boundary fencing at allotments.	80	Various repairs required and was moved from Capital programme as deemed to be revenue.
CCTV replacements	Replace old analogue cameras and hard drives with new digital units.	100	Issues raised with our existing CCTV systems under GDPR. Many system old and require upgrading for a digital system and compliance with regulations.
Community & Wellbeing Centre	External decorations	10	Listed in 10-year plan
Longmead Depot	External decorations	40	Listed in 10-year plan
Epsom Clocktower	Repair clock mechanism and jet wash externals	10	Listed in 10-year plan
Epsom Playhouse	Myres studio redecoration	7	Has not been redecorated for over 15 years

Epsom Playhouse	Upgrade upper bar toilets	30	These are in poor state after refurbishment of upper bar, an uplift would help with promoting the area for hirers.
Epsom Playhouse	Alterations to fire alarm system, zones and call points in auditorium.	15	Issue raised by technical staff when isolating zones in auditorium.
Ashley Centre concrete repairs	Various areas debonding and spalling require addressing otherwise large sections could potentially fall onto public if no action taken.	15	These repairs requested by car parks team and ongoing repairs to maintain our assets.
Hard surfaces	Health & Safety repairs to hard surfaces.	60	Resurfacing, potholes, trip hazards and defective surfaces.
Walls and fences	Emergency repairs to walls and fences.	50	Throughout the year dangerous and defective areas are reported which must be repaired on an urgent basis under Health & Safety.
<b>Regulatory works</b>			
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.	60	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	20	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.
<b>Total</b>		<b>757</b>	