

NONSUCH PARK – DETAIL OF PRIORITY WORKS - Update 25th October 2016

Rank	Detail of works	Reason	Proposed New Priorities	Cost
1	Sparrow farm Lodge & Castlemaine lodge	Windows rotten and falling out. Landlords liability	Replace all rotten windows with new Upvc windows and doors. All external windows & doors to Sparrow Farm Lodge and two windows to Castlemaine lodge. Proposed in 2016	£4,600 £650
2	Nonsuch Mansion – 5 yearly electrical test due	Requirement of current IEE Regulations (BS7671) and the electricity at Work regulations 1989	Have had many issues with electricians in the Mansion, complaints and reports of electricians being unsafe. This condition report highlights unsafe areas, but once carried out will produce report of remedial works which will mean additional cost.	£2,700
3	Nonsuch tractor shed – 5 yearly electrical test due	Requirement of current IEE Regulations (BS7671) and the electricity at Work regulations 1989	Have had many issues with electricians in the Mansion, complaints and reports of electricians being unsafe. This condition report highlights unsafe areas, but once carried out will produce report of remedial works which will mean additional cost.	£1,200
4	Path between Nonsuch mansion and Sparrow farm lodge	Dangerous Health and Safety issue	Path cracking, large potholes, needs repairs and edging to entire path. 710 linear metres x 2m wide Budget figure of 10k for patch repairs, given to carry out worse area. or Alternatively to carry out overlay and new curbs	£10,000 £70,000
5	Separation of services to facilitate completion of FON lease	Commercial	Gas and electricity is to be separated and metered to enable charging for specific usage.	

			<p>Note - after further investigation separating the gas service is proving difficult as gas supply also feeds public toilets. Would be best to install check meter in line with supply and invoice FON for their own usage.</p> <p>Cost of electric separation (electric check meters already in place)</p> <p>Cost to read meters twice a year</p>	<p>£800</p> <p>£1,050</p> <p>£50</p>
6	Sparrow Farm Lodge Car park	Health and Safety	<p>We have managed to save all old scalping's from main car park works and grounds keepers will use to fill the potholes to make safe this winter.</p> <p>Labour provided by EEBC grounds maintenance team.</p>	Nil cost
7	London Road Lodge Car Park	Health and Safety	<p>We have managed to save all old scalping's from main car park works and grounds keepers will use to fill the potholes to make safe this winter.</p> <p>Labour provided by EEBC grounds maintenance team</p>	Nil cost
8	Castlemaine Lodge	Windows rotten and falling out. Landlords liability	<p>Replace the remainder of rotten windows with new Upvc windows and doors. Proposed for next financial year 2017-18</p>	£3,950
9	Old greenhouse wall Landlords liability ; Health and Safety	Health & Safety	<p>Temporary works carried out to prop up wall. Heras fencing also erected as a safety measure to prevent access. Area is safe but requires specialist brickwork repair. FON assisting in clearing vegetation. No action can be taken until funding becomes available.</p>	n/a

10	Patch repairs to roads and pathways (inc. from Stable yard to café)	Health and Safety ; Continuity of income	Recent inspection reveals this area to be in a really poor state, some action may be required before winter.	£5,000
11	Guttering and downpipes	Health and Safety ; Continuity of income	Some repairs being undertaken under basic maintenance. Major works still required but could be carried out over a period of two years. However unlikely to be sufficient monies available in 2018/19.	£10,000
12	Windows to rear block of Mansion House, flats, rear of café and museum	Health and safety and landlords liability	Urgent repairs have been carried out to dangerous windows. The repair and redecoration of the remaining windows is now required. Some low level windows have already been repaired and redecorated by FON . Prices to be sort as funds become available.	£40,000
13	Rendering and brickwork	Health and Safety; Landlords liability	Specification and tender to be prepared and for the work to be undertaken on a phased basis, probably an elevation at a time in conjunction with window repairs as above.	n/a
Completed Works				
1	Emergency lighting, fire alarms, new doors and closers	Health and Safety	Cost of completed work Emergency lights to Mansion RCD sockets to basement Potting shed RCD sockets	£4,183.56 £1,253.61 £234.84
2	Windows to rear block of Mansion House, flats, rear of café and museum	Health and safety and landlords liability	Three of the windows identified as urgent have been repaired. Window in old Art Room Sash window Paint window Door closer and hinges	£1,370.00 £630.00 £420.00 £307.00

3	Upgrade of intruder alarm to mansion house and museum	Health and safety	Works complete, intruder alarm upgraded to grade 2 to PD 6662-2010 including IA 1501:2015	£5,356.00
4	Asbestos in basement	Health & Safety	Identified as necessary from latest asbestos survey. Identified to JMC at January meeting. Tenders for work received and instruction placed Works completed June 2016	£8,298.00
5	Mansion House Car Park	Health & Safety	Works to main car park including installation of new soakaways, new base, new curbs, tarmac surface with lining. Extra works to break out building foundation and remove central island.	£67,244.00