

NONSUCH PARK – DETAIL OF PRIORITY WORKS - Update June 2017

Rank	Detail of works	Reason	Proposed New Priorities	Cost
1	Path between Nonsuch mansion and Sparrow farm lodge	Dangerous Health and Safety issue	<p>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 (budget figure £70000)  <i><b>Investigated grant for marathon funding, this does not seem appropriate for this pathway as we have to evidence a commitment to encouraging and supporting people who are not physically active to participate in sporting activities and need a robust business plan in place.</b></i>  <i><b>There may be some funding left from resurfacing budget to carry out some small repairs this year,</b></i>                      T.F to investigate other options, planning to meet various resurfacing contracts to investigate alternative methods of repair</p>	20000
2	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 to install stark gas meter to FON</p> <p>Cost of electric separation ( electric check meters already in place)</p> <p>Cost to read meters twice a year</p> <p>FON to pay half of the install costs as per lease agreement.</p>	<p><b>800</b></p> <p><b>1050</b></p> <p><b>50</b></p>
<b>3</b>	Nonsuch Mansion Tractor shed and Mansion house – Electrical remedial works	Issues raised following electrical condition report	Carry out remedial electrical works listed in 5 yearly electrical condition report. These are listed as C1 & C”s urgent health and Safety works	<b>7164.74</b>
<b>4</b>	Fire Protection works raised by Surrey Fire and Rescue	Issues Highlighted by Surrey Fire Rescue	Up-gradiing fire protection, install new double skin fireline plasterboard, fill gaps with fire rated foam, replace fire sensors, sounders, compartmentation. Projects team meeting contractors to firm up estimates(budget figure given)	<b>10,000.</b>
<b>5</b>	General Window repairs and redecoration	Health and Safety	High level windows on museum side of flats. Bell tower	<b>7,000</b>
<b>6</b>	Flooding to access road and outside children’s nursery	Health & Safety	Install new soakaways to take main access road surface water, existing drains blocked by tree roots. Drain outside Nursery constantly flooding, install new soakaway Budget figures fixed prices to be sort in line with Standing orders	<b>20,000</b>
<b>7</b>	Laser scan, and full measurements to produce accurate CAD drawings	Useful but not essential	There are no accurate measured drawings of the Mansion House, would	5000

			be really useful for any future works, leases and general alterations	
8	Sparrow Farm Lodge Car park	Health and Safety	Needs urgent repairs to large holes in main car park. Budget figure estimates to be sort. After speaking to Peter Steel these can wait another year as patch repairs can be carried out with old scalpings we save from other jobs.	10,000
9	London Road Lodge Car Park	Health and Safety	Some tarmac patch repairs have been carried out to roadway under maintenance budget. Main car park full of holes needs some urgent repairs Budget figure estimates to be sort After speaking to Peter Steel these can wait another year as patch repairs can be carried out with old scalpings we save from other jobs	10,000
10	Castlemaine Lodge	Windows rotten and falling out. Landlords liability	Replace the remainder of rotten windows with new Upvc windows and doors. Proposed for next financial year 2017-18 Low priority can wait another year	3950
11	Old greenhouse wall Landlords liability; Health and Safety	Health & Safety	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. <b>No action can be taken until funding becomes available.</b>	n/a

<b>12</b>	Patch repairs to roads and pathways (inc. from Stable yard to café)	Health and Safety ; Continuity of income	Inspection reveals this area to be in a really poor state. This has been carried out under maintenance budget In June 2017	
<b>13</b>	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.	<b>£10000</b>
<b>14</b>	Windows to rear block of Mansion House, flats, rear of café and museum	Health and safety and landlords liability	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.	<b>40,000</b>
<b>15</b>	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
<b>Completed Works</b>				

<b>1</b>	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	<b>4183.56</b> <b>1253.61</b> <b>234.84</b>
<b>2</b>	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	<b>1370</b> <b>630</b> <b>420</b> <b>307</b>
<b>3</b>	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	<b>5356</b>
<b>4</b>	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	<b>8298</b>
<b>5</b>	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.	<b>67244</b>
<b>6</b>	Sparrow Farm Lodge	Health & safety	Windows to Lodge have now been completed	<b>4600</b>
<b>7</b>	Nonsuch Mansion – 5 yearly electrical test due	Requirement of current IEE Regulations (BS7671) and the electricity at Work regulations 1989	Testing complete, report issued for remedial works	<b>2700</b>

<b>8</b>	Nonsuch tractor shed – 5 yearly electrical test due	Requirement of current IEE Regulations (BS7671) and the electricity at Work regulations 1989	Testing complete, report issued for remedial works	<b>1200</b>