

PLANNED MAINTENANCE UPDATE SEPTEMBER 2017

Report of the: Projects Manager
Contact: Tony Foxwell
Annexes/Appendices (attached): Annexe 1 – Detail of Priority Works September 2017
Other available papers (not attached):

REPORT SUMMARY

The report provides an update on the priority works for 2017

RECOMMENDATION (S)

Notes

- (1) Please note contents of report and update on progress of Planned Priority Maintenance work.
- (2) Note addition to Priority work for next year

1 Background

- 1.1 The committee have been provided with previous reports and updates on the priority works. These works have been identified as those which are essential to meet the requirements of the lease and health and safety obligations

2 Proposals and progress

- 2.1 Attached is Annexe 1, a revised schedule outlining the current position and progress on the priority works agreed at 26th June JMC meeting
- 2.2 The first six items were considered most urgent and officers agreed to proceed with works under current year budget

Pathway between Nonsuch Mansion and Sparrow Farm Lodge

- 2.3 The pathway has been inspected and assessed with Head gardener following more recent complaints about the safety and condition.
- 2.4 The most dangerous areas were marked out and measured with a contractor and various proposals were considered in carrying out repairs.

NONSUCH PARK JOINT MANAGEMENT COMMITTEE
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- 2.5 A more rustic approach in the repairs & construction of the defective pathway will be applied, replacing tarmac with recycled material from the original pathway.
- 2.6 The method of works, will be to grind out old defective tarmac and set aside scalping's for reuse. Provide and install new concrete curbs to edges, lay new MOT sub base and relay scalping's, roll and compact on completion.

Separation of Services for Friends of Nonsuch

- 2.7 The works to alter electrics to ensure metered supply to the FON is purely serving their domain has been instructed and is planned to commence on 2nd October 2017. With approximately 1 weeks work.
- 2.8 Awaiting fixed price for installation of new gas check meter for FON supply
- 2.9 Anticipate completion of all separation of supplies by end of October 2017

Nonsuch Mansion/Tractor Shed Electrical Remedial works

- 2.10 Electrical repairs to be carried out as listed in electrical condition report. Orders have been placed and contractor is programmed in for end of October. Approximately 4 weeks work.

Nonsuch Mansion House Fire Protection works raised by Surrey Fire and Rescue

- 2.11 These works include upgrading fire protection, installation of double skin fire line plasterboard, fill all gaps/holes with fire rate foam, upgrade fire partitions, and replace fire sensors, sounders, and compartmentation.
- 2.12 Specification being prepared for tender, out to tender by end of October, works planned for December 2017
- 2.13 Due to the nature and area of these works listed planning permission should be sort. I would advise carrying out works as soon as possible and applying for planning permission in retrospect due the fire risk to occupiers and the building.

General Window Repairs

- 2.14 Repairs and redecoration to high level windows at back of flats on museum side including bell tower.
- 2.15 No works started, planning to carry out inspections in November to ascertain exact extent of works.

Flooding to access road and outside children's nursery

- 2.16 It is proposed to install new soakaways outside little oaks nursery and main access road to catch surface water, existing drains are blocked by roots.

2.17 No action on this as yet, will be investigation options from end of October 2017

New Priority Works

Public Toilet Refurbishment

2.18 Many complaints are being received regarding the condition of the public toilets. There is damp coming through walls which effects the paintwork and aesthetics

2.19 The proposal would be to address the damp issues, cover walls in washable covering, either ceramic tiles or pvc. Provide addition frost protection and general refurbishment with more durable materials.

2.20 A budget sum should be set aside of £40,000 to carry out these works within next year's allocation as priorities already set for this year.

3 Financial and Manpower Implications

3.1 *Chief Finance Officer's comments: The planned maintenance budget is £76,000, which is forecast to be underspent this year. Any underspend could potentially fund an increase next year, provided the overall outturn of the Nonsuch accounts is within budget. However, it is unlikely that any underspend would meet the £40k needed for the public toilet refurbishment and so a decision needs to be made as to what level of reserves Nonsuch is comfortable with.*

4 Legal Implications (including implications for matters relating to equality)

4.1 None for the purposes of this report

5 Sustainability Policy and Community Safety Implications

5.1 Works in the programme will contribute to the achievement of relevant objectives where appropriate materials will be recycled & reused

6 Risk Assessment

6.1 The risks associated with completion of the programme are judged to be manageable

7 Conclusion and Recommendations

7.1 It is recommended that the committee note the contents of the report.

WARD AFFECTED: Nonsuch Ward; (EEBC)