

NONSUCH PARK – DETAIL OF PRIORITY WORKS - Update September 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, repairs and edging to entire path. 710 linear metres x 2m – 3m wide</p> <p><i>Orders placed with Marshall surfacing, to carry out renewal of most dangerous areas of pathway under phased approach. This has been processed urgently following more complaints about the surface and due Health & Safety.</i></p> <p><i>The works involve excavation and provision of new concrete curbs with M.O.T sub base and recycling and reusing all scalping's as a top coat, fully compacted. Work are to start on 16th October 2017</i></p> | <p>Budget 20000</p> <p>Anticipated Cost 17000</p> |
| 2 | Separation of services to facilitate completion of FON lease | Commercial | <p>Gas and electricity is to be separated and metered to enable charging for specific usage.</p> <p>Budget 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>800</p> <p>1050</p> <p>50</p> |

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| | | | Orders placed for electric separation awaiting firm cost for gas check meter. | |
| 3 | 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 Orders placed works planned for end of October 2017 | 7164.74 |
| 4 | Fire Protection works raised by Surrey Fire and Rescue | Issues Highlighted by Surrey Fire Rescue | Up-grading fire protection, install new double skin fire line plasterboard, fill gaps with fire rated foam, replace fire sensors, sounders, compartmentation. Projects team meeting contractors to firm up estimates(budget figure given) Specification being prepared for tender, works planned for December 2017 | 10,000. |
| 5 | General Window repairs and redecoration | Health and Safety | High level windows on museum side of flats. Bell tower No works started, planning to carry out closer inspection in November 2017 | 7,000 |
| 6 | 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. Not started will be investigating options from end of October 2017 | 20,000 |

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| Works for 2018-19 | | | | |
| 7 | Public Toilets require refurbishment | Health & Safety | Rectify damp issues, cover walls with ceramic tiles or UPVC, install frost protection and refurbish to robust standard. Ladies, Gents and Disabled toilets | 40,000 |
| 8 | 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 be really useful for any future works, leases and general alterations | 5000 |
| 9 | Sparrow Farm Lodge Car park | Health and Safety | Needs urgent repairs to large holes in main car park. Budget figure estimates to be sort. <i>After speaking to Peter Steel these can wait another year as patch repairs can be carried out with old scalping's we save from other jobs.</i> | 10,000 |
| 10 | 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 <i>After speaking to Peter Steel these can wait another year as patch repairs can be carried out with old scalping's we save from other jobs</i> | 10,000 |
| 11 | 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 | 3950 |

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| | | | Low priority can wait another year | |
| 12 | 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. No action can be taken until funding becomes available. | n/a |
| 13 | 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 Completed under maintenance in August 2017 | |
| 14 | 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. | £10000 |
| 15 | 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 | 40,000 |

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| | | | . Prices to be sort as funds become available. | |
| 16 | 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 in 2016-17 | | | | |
| 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 | 4183.56 1253.61 234.84 |
| 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 | 1370 630 420 307 |
| 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 | 5356 |
| 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 | 8298 |

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| 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. | 67244 |
| 6 | Sparrow Farm Lodge | Health & safety | Windows to Lodge have now been completed | 4600 |
| 7 | 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 | 2700 |
| 8 | 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 | 1200 |
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