

NONSUCH PARK – DETAIL OF PRIORITY WORKS - Update May 2018

Rank	Detail of works	Reason	Proposed New Priorities	Cost(£)
1	Fire Protection works raised by Surrey Fire and Rescue – agreed £10k cost in 2017 estimated cost updated.	Issues Highlighted by Surrey Fire Rescue to fireproof floors between residential flats	Up-grading fire protection, install new double skin fire line plasterboard, fill gaps with fire rated foam, replace fire sensors, sounders, compartmentation. Specification prepared, consultation with conservation officer to agree scope for listed building has been carried out. Awaiting contractors firm costs via tender and listed building consent. Due to start in June 2018	30,000.
2	Asbestos removal from mezzanine floor	Health & Safety	Urgent Health and Safety works required to remove asbestos from the mezzanine level, in advance of fire precautionary works.	4300
3	Asbestos detected in Flats	Health & Safety	New Fire doors required to flats to replace old asbestos doors.	2740
4	General Window repairs and redecoration – order placed in 2017 ongoing works	Health and Safety and general maintenance	High level windows on museum side of flats, pointing to external wall. Due to start in May 2018. Extra works discovered window replacement and rotten timbers increase cost anticipated	20000
5	Flooding to access road and outside children's nursery – order placed in 2017 ongoing works	Health & Safety	Install 3no new soakaways to take main access road surface water, existing drains blocked by tree roots. Drain outside Nursery constantly flooding, install new soakaway Due to start in May 2018.	19000

6	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	7800
7	Castlemaine lodge	Asbestos encapsulation and removal	Latest asbestos re-inspection has revealed issues that require action.	2450
Total cost of priority works for 2018-19				86,290
8	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
9	Castlemaine Lodge	Windows rotten and falling out. Landlords liability	Replace the remainder of rotten windows with new Upvc windows and doors.	5000
10	Pathway between Nonsuch Mansion and Sparrow Farm Lodge		Second phase to replace tarmac path with more rustic compacted plannings with concrete edge curbs will be planned for 2019-20	20,000
11	Sparrow Farm Lodge Car park	Health and Safety	Ongoing repairs to large holes in main car park each year filled with scalpings as never enough funding to carry out large overhaul and resurface	80k to relay entire car park
12	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	100k to relay entire car park

			of holes minor repairs are carried out each year	
13	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
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	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 over past 5 years				
	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	7164.74

			report. These are listed as C1 & C's urgent health and Safety works Orders placed works planned for end of October 2017	
	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. Budget cost to install stark gas meter to FON 800 Cost of electric separation (electric check meters already in place) 1050 Cost to read meters twice a year 50 FON to pay half of the install costs as per lease agreement. Orders placed for electric separation awaiting firm cost for gas check meter.	
	Pathway between Nonsuch mansion and Sparrow farm lodge – Phase 1 Dangerous Health and Safety issue	Path cracking, large potholes, repairs and edging to entire path. 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. Works completed October 2017	Budget 20000	17000
	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	7000

			Completed under maintenance in August 2017	
	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
	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
	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
	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
	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
	Sparrow Farm Lodge	Health & safety	Windows to Lodge have now been completed	4600

	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
	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