

Ward: All

Planned Maintenance Programmes for Adur District Council and Worthing Borough Council 2014/15 Onwards

Report by the Strategic Director (AG)

1.0 SUMMARY

- 1.1 This report seeks the Joint Strategic Committee's approval of the 2014/15 five year property, land and equipment maintenance programmes for Adur and Worthing Councils.

2.0 BACKGROUND

- 2.1 The Councils' buildings, equipment and land are their most valuable assets. Adur have a non-housing asset valuation of £30,000,000 and approximately 120 buildings, Worthing Council's valuation is £70,000,000 with around 350 buildings in total. The properties include leased offices, shop premises, administrative buildings, theatres, leisure buildings, allotments, car parks, community centres, parks and associated buildings, cemeteries, a crematorium, a pier, beach huts, bus shelters and seats. The number of buildings the Councils' are responsible for has reduced slightly in recent years following the sale of some property assets.

2.2 Adur District Council

- 2.2.1 At Adur the five year planned maintenance programme was introduced in 2009/10. Low capital investment and reduced reactive repair allocations had made it increasingly difficult to consistently maintain assets to a satisfactory standard. As a result many require planned investment to ensure they are brought back to a satisfactory condition to continue to provide the Council with effective buildings facilitating services, generating income, protecting value and providing benefit to the community.
- 2.2.2 The previous approach to maintaining corporate non-housing property at Adur led to a backlog of maintenance, which would ultimately increase costs in future years and reduce the performance and appearance of our buildings and affect value. The introduction of a planned maintenance programme has arrested that decline. The current assessment of works is evidenced in the attached programme (**APPENDIX A**). The Planned Maintenance Programme will continue to develop over future years as the on-going rolling programme of condition surveys is completed. The programme will continue to develop into a comprehensive assessment of maintenance need and allow areas such as the backlog of works to be properly

quantified. This approach will be reflected in the Councils' Asset Management Plan.

- 2.2.3 The Planned Maintenance Programme for Adur for 2014/15 is based upon historical property information, some condition surveys and site inspections. The programme has been produced in line with good asset management practices which recommend that the Council consider a stronger link between the maintenance backlog identified by the condition surveys and the budget setting process. The programme should be set according to planned maintenance need, which can result in revenue savings, although these need to be supported by capital investment to tackle growing backlog and replacing or refurbishing assets that are simply beyond maintenance.

2.3 Worthing Borough Council

- 2.3.1 Worthing Council is still responsible for the maintenance of a diverse mixture of public buildings using the planned and reactive maintenance budgets. The proposed five year programme of work is set out in the attached **APPENDIX B**. The planned maintenance budget has been capped for many years and with restricted capital investment it is difficult to maintain our property, land and equipment to a satisfactory standard. In 2010 the 2011/12 planned maintenance budget was cut back by a further £125,000 to comply with the Cabinet's informal requirements for overall budgetary reasons resulting in an increased need to concentrate on the highest priorities. This approach has led to a steady increase in the level of backlog maintenance, which in turn leads to increased costs in future years, and a general reduction in the performance and appearance of all our buildings. Unchecked then ultimately it would not be possible to repair fabric and services of the existing buildings and replacement/alternative services and buildings will be required. Schemes that have had to be deleted from the programme because of the lack of revenue resources include the vast majority of provision for internal decorations and the deferral of other schemes. Backlog maintenance has increased to £5.2m for 2014/15 despite some capital investment with deferred planned maintenance still accumulating and continuing to do so in the current financial climate. From 1st April 2014 the Council will again be responsible for the operation and maintenance of the multi-storey and surface car parks within its ownership following the end of the 10 year NCP contract. Additional finance will be required to carry out statutory cyclical and rolling planned maintenance to these sites.

Backlog summary

2010/11	£2,600,000
2011/12	£2,600,000
2012/13	£2,700,000
2013/14	£3,000,000
2014/15	£5,200,000

- 2.3.2 The audit of Worthing Council's asset management practices by District Audit in 2008 concluded by giving Worthing a 'full assurance', the authority was considered to have a 'sound system of control designed to achieve the system objectives and that those controls were being consistently applied for asset management'. Additional planned maintenance investment of £178,500 in the capital programme

for 2013/14 was beneficial in tackling some of the backlog. The current proposed programme for 2014/15 includes additional funding of £326,000 for similar purposes, although this is dependant upon the approval of capital allocations.

- 2.3.3 The Asset Management Plan is a live document which is continually updated forming the core of our property management.

3.0 MAINTENANCE POLICY

- 3.1 The Councils have a statutory and legal obligation to carry out some forms of maintenance. They have a responsibility under Health & Safety legislation to ensure 'the workplace is maintained in an efficient state, in efficient working order and in good repair'. They also owe, under the Occupiers Liability Act, to name but one, a duty of care to all visitors and users to protect them from dangers caused by the state of the asset, works which have been carried out and those which should have been carried out to responsibly maintain it. They have responsibilities to tenants and lessees to maintain property in accordance with leases and licences. These types of maintenance have to be carried out and consequently they are high priority issues for which the available funding is used.
- 3.2 Legislation – the Government is continually introducing new legislation to improve safety issues, energy consumption and reduce carbon emissions, and to generally improve the state of buildings throughout the country. This is an area where the Councils have little flexibility – the works have to be carried out and are therefore another high priority for funding.
- 3.3 Adur Council is the owner of land adjacent to the River Adur and many other land drains and watercourses across the district and it has certain riparian responsibilities to main water flows and to improve the environment under cover of the Land Drainage Act 1991 and the Council's Policy Statement on Flood and Coastal Defence contained on the Council's website dated February 2001. The bid for annual maintenance and the establishment of an annual maintenance programme satisfies the policy. It also satisfied one of the recommendations of the Pitt Report by taking positive action to tackle local flooding problems.
- 3.4 Although the benefit of carrying out the works referred to above is often not readily visible to the general public, they are often costly and time-consuming, which means that there is less funding available for some of the more high profile obvious schemes.
- 3.5 Continuing Service Provisions and Income Generation – after the statutory and legal issues have been complied with, it is also necessary to maintain the Councils' buildings so that other functions are able to continue. Regular maintenance of elements such as heating systems and external doors are high priorities, ensuring staff and the general public are able to fully utilise and access and exit buildings.
- 3.6 External Repairs and Decorations – these repairs are clearly visible but are not deemed to be a high priority. Although the external appearance of buildings may dilapidate, it will not necessarily have an immediate impact upon the Councils' service within the building. However, the result of this non-action is that when the works are eventually carried out, the actual costs will be considerably more than

originally anticipated as the external fabric will have deteriorated further. A deteriorated and unsightly external appearance of a building can also affect future use and revenue income, it attracts vandalism, has a detrimental affect on public image, reputation and perceived effectiveness of the Councils.

- 3.7 Internal Decorations – as with item 3.6, this aspect of maintenance is required but non-essential. As this is a low priority issue, the internal finish of all buildings will continue to worsen unless resources are specifically allocated. Again this can have a severe affect on public use, reputation, potential revenue and public image.
- 3.8 Unforeseen Items – each year it is inevitable that non-planned items of work will be required. These will continue to be assessed and prioritised as they arise.
- 3.9 Key Priorities – some maintenance works may be desirable as a result of the Councils' Key Priorities but these works will not necessarily be given as high a priority as some of the other maintenance issues previously detailed which may, for example, reflect our legal responsibilities under leases or health and safety requirements.
- 3.10 Alternative and potentially more cost effective ways of maintaining our property are currently under review and including the employment of Community Payback and Adur Homes Building Services who were awarded the Councils' Term Maintenance Contract for corporate property in 2013.
- 3.11 The immediate effect of not maintaining our assets, buildings, equipment and land is a visible reduction in the condition of our stock (in the eyes of the public, Members, building managers and our customers) and increased breakdowns, disruption and inconvenience to service providers and users. If the lack of investment is sustained then the consequences of reduced maintenance are more dramatic with individual building components' life span drastically shortened, future maintenance, repair and renewal costs rising steeply and major disruption to the satisfactory provision of the Councils' services.
- 3.12 The Councils' maintenance policies should be to repair as far as is practicable, but when this is no longer possible replacement or renewal is undertaken. Replacement should be to 'modern day' standards, which would generally achieve enhancements, for example, in energy efficiency, sustainability, vandal resistance, etc. but inadequate maintenance budgets makes this much harder to achieve.

Maintenance is carried out in three main ways:

- Reactive: day to day repairs, including emergency or breakdown works and vandalism repairs, including graffiti removal, as well as routine maintenance. This work is the most expensive type of maintenance and can be the most disruptive and least customer-friendly.
- Planned: maintenance carried out on a programmed basis with the advantages of being able to plan for the work to suit the client and customer. This achieves better value for money as it avoids recourse to expensive reactive maintenance and work is normally awarded following competitive tender or quotes as it forms larger packages.

- Preventative: maintenance carried out on regular basis whether actually required at that time to ensure disruptive and costly breakdowns are minimised and performance and service provision maximised. This usually takes the form of service contracts maintaining on a regular basis plant such as lifts, boilers, alarms, etc.

4.0 PROPOSALS

4.1 The proposed planned maintenance schemes themselves are of three main types:

- Annual rolling programme: to ensure every year certain properties and equipment are maintained in satisfactory conditions, for example: repair and redecoration of seats in streets and play equipment.
- Cyclical programme: where works are regularly required, for example: external repairs and redecoration every three to five years depending upon location and use. Three year cycles are carried out where property is sited near to the sea exposed to a saline environment. These cycles are only used as a guide with each property being assessed when it appears on the programme to ensure that the work cannot reasonably be delayed to a future year. At Worthing programme cycles have been extended beyond economical span and assets are showing signs of deterioration. Cyclical programme works can be extended beyond the economical span and whilst not desirable it has become necessary to extend them purely as a reflection of other competing priorities.
- One-off's: these are single schemes, for example: the renovation of a flint wall, which once completed can be excluded from any future planned maintenance for a number of years. There has been a return in the past few years to capitalising some of the larger qualifying planned maintenance works. This was a direct result of the importance of effective planned maintenance being recognised in our priority scoring system for capital bids and the acknowledged need to invest in sites.

Each scheme on the proposed programme has been assessed and should be carried out if we are to ensure that our properties, land and equipment are properly and safely managed and maintained.

4.2 Only essential provision is made for any property whose future is uncertain, possibly due to redevelopment, refurbishment or private/public partnership considerations. Reactive maintenance budgets will have to be used to deal with any other maintenance requirements these properties may have. This will result in properties deteriorating in condition, and increased pressure on the reactive maintenance budget, until their future is resolved. Examples of this are:

Worthing	Adur
Worthing Leisure Centre	Adur Civic Centre
Collonade House	
High Street/Ann Street properties	
11 North Street	

- 4.3 Properties where lessees have repairing responsibilities are also excluded, in whole or in part dependant upon the lease agreement.
- 4.4 Where decision making has been delayed on a number of these schemes there is an increased risk of health and safety problems, service interruption, inability to maintain income streams and higher costs until such time as the works are eventually carried out.
- 4.5 The programmed works have been priority assessed based on a high, medium or low rating, this illustrates the level of risk associated with the elements detailed in item 4.4. This should also create a better understanding of the make up of the maintenance backlog.

Programme

- 4.6 Attached are the draft proposed detailed programmes for 2014/15 and the works required for the following four years beyond. Also shown for Worthing is an “unaffordable” column indicating what should be done in 2014/15 if there was sufficient funding available, because there is not then this work is moved on to the following year and will inevitably slip further unless there is increased planned maintenance investment.

Appendix A - Adur Council
Appendix B - Worthing Council

- 4.7 A rolling programme of Stock Condition Surveys of our property continues to be carried out, together with the condition surveying of our hard surfaces with the majority being surveyed annually and new areas being identified as a result of our comprehensive asset management work. These surveys create a comprehensive database of our property, land and equipment on which to base future planned maintenance decisions. However, situations change and the coming years’ programme is thoroughly reviewed before being presented to Members and, of necessity, prioritised to meet the available budget.

5.0 LEGAL

- 5.1 The Council has a statutory and legal obligation to carry out some forms of maintenance. It has a responsibility under Health and Safety legislation to ensure ‘the workplace is maintained in an efficient state, in efficient working order and in good repair’. It owes, under the Occupiers Liability Act, a duty of care to all visitors to protect them from dangers due to the state of the premises, building works which have been carried out and those which should have been carried out to responsibly maintain the building. It also has responsibilities to tenants and lessees to maintain property in accordance with leases and licences. These types of maintenance have

to be carried out and consequently they are high priority issues for which the available funding is used.

- 5.2 Legal/Contractual Requirements – the Council is obliged to carry out repairs and maintenance to properties where the lease arrangements stipulate the timescale for works to be carried out. A failure to comply with these provisions could lead to a loss of revenue and a potential claim from the lessee.
- 5.3 Legislation – the government is continually introducing new legislation to improve safety issues; reduce carbon emissions; and to generally improve the state of buildings throughout the country. Once again this is an area where the Council has little or no choice – the works have to be carried out and is therefore another high priority for funding.
- 5.4 Although the benefit of carrying out the works referred to above is often not readily visible to the general public, they are often costly and time-consuming, which means that there is less funding available for some of the more high profile schemes.

6.0 FINANCIAL IMPLICATIONS

6.1 Adur Council

- 6.1.1 As part of the 2010/11 budget proposals, Adur Council decided to create a budget provision for ongoing planned maintenance requirements of £51,000. This had previously been funded from the reserves and a continuing base budget provision was required. An Investment Property Maintenance reserve fund of £68,000 has been made available to increase the planned maintenance fund. A building maintenance reserve of £150,810 remains available should additional funding outside the planned maintenance budget be required.
- 6.1.2 For 2014/15 it is proposed that some £75,000 (inclusive of 10% internal fees) of planned maintenance is funded from Adur Council's capital programme considered elsewhere on the agenda. This is funded from within the Capital Investment Programme resources of £1m and has been partly facilitated by the top slice of £100,000 confirmed as part of the latest Capital Strategy agreed on 2nd July 2013.

6.2 Worthing Council

- 6.2.1 For Worthing Council the revenue budget funded element of the planned maintenance programme is funded directly by each cost centre.
- 6.2.2 The overall level of planned maintenance expenditure (funded from both revenue and capital) has fluctuated over previous years, mainly as a response to competing financial pressures. In 2014 the Council will take back responsibility for the operation of the multi-storey and surface car parks which will include all statutory and cyclical planned maintenance. The programmed work included has been highlighted within recent condition surveys commissioned by Worthing Council with the addition of statutory health & safety provisions.

Financial Year	Total Planned Maintenance Budget
2004/05	£314,000
2005/06	£471,000
2006/07	£307,370
2007/08	£415,690
2008/09	£813,720
2009/10	£1,163,680
2010/11	£834,250
2011/12	£401,270
2012/13	£440,950
2013/14	£618,660
2014/15	£588,800*

*This could change if Cabinet decides to amend the draft capital programme.

- 6.3 As there is no contingency provision for unplanned or unanticipated urgent works dealing with the unforeseen becomes very difficult. In these circumstances there may be a need to alter the programme deferring other approved work or to seek additional finance to see urgent works carried out.
- 6.4 At Adur as the programme develops the size of the proposed planned maintenance programme will increase due to the level of backlog maintenance works required. Within the Worthing Council programme the increased level of backlog maintenance continues to be a major cause for concern. The backlog is brought about by the deterioration of our property through age and climate, increasing levels of malicious damage and the difficulties we face in being able to fund comprehensive maintenance, refurbishment, improvement or replacement programmes. The possibility of securing external funding must always be considered but the opportunity to secure such funds for primarily maintenance work is minimal. Consideration continues to be given to tackling this problem by means of externalising some services, or their management, and with it our responsibility for property maintenance should reduce. The rolling property review programme of our building and land holdings could also ultimately see a reduction in this backlog. Of course the backlog could be gradually reduced by increased capital investment but these resources are, and will continue to be, limited.

7.0 CONCLUSIONS

- 7.1 We continue to try to look after our valuable property assets across both authorities in line with recognised good asset management practice although the financial restrictions and deteriorating property conditions faced are making this increasingly difficult to achieve. The rolling programme of condition surveys and other relevant information provides a comprehensive database on which to base future planned maintenance investment priorities. Additional capital investment in previous years has helped to reduce the maintenance backlog.
- 7.2 Major investment needs have been revealed by on-going surveys and our current reactive maintenance work, which identifies the backlog of maintenance works. At Worthing there is a substantial backlog of £5.2m within the 5 year programme, which could increase with any amendments to the draft capital programme, this is

without factoring in all the works required to those properties with an uncertain future. If Adur Council continues to invest at the present rate then planned maintenance commitment should continue to meet demand. The risk assessment undertaken based on high, medium and low priorities illustrates the level of risk associated with each element of maintenance enabling greater understanding of need when decisions are made about prioritising future expenditure.

- 7.3 There is a growing need to strategically review the property we hold. Within Worthing there are currently insufficient resources available to the Council to maintain our property assets and it is unlikely that external funding can be achieved for this purpose. One potential approach would be to reduce the number we hold by concentrating on those which enable us to deliver our key priorities. Subject to favourable market conditions, any surplus property could perhaps be disposed of creating capital receipts which could be used to tackle the remaining backlog.

8.0 RECOMMENDATIONS

- 8.1 The Joint Strategic Committee is recommended to consider this report and agree the planned maintenance programmes proposed for 2014/15 and beyond for both Adur District Council and Worthing Borough Council

Local Government Act 1972

Background Papers:

PLANNED MAINTENANCE PROGRAMMES FOR ADUR DISTRICT COUNCIL AND
WORTHING BOROUGH COUNCIL 2013/14 ONWARDS
Report to JSC 29th November 2012

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Dated: 5th December 2013

Appendix A - Adur District Council 2014/15 PMP Programme
Appendix B - Worthing Borough Council 2014/15 PMP Programme

Schedule of other matters

1.0 Council Priority

- 1.1 The proposed planned maintenance programmes meet the following Corporate Priorities -
Protecting front line services
1) Provide and develop customer driven cost effective services.
2) Fulfil statutory obligations for delivery of front line services.

2.0 Specific Action Plans

- 2.1 Matter considered and no issues identified

3.0 Sustainability Issues

- 3.1 Sustainable methods of maintenance used where possible to reduce energy consumption and CO2 emissions.

4.0 Equality Issues

- 4.1 Matter considered and no issues identified.

5.0 Community Safety issues (Section 17)

- 5.1 Matter considered and no issues identified.

6.0 Human Rights Issues

- 6.1 Matter considered and no issues identified.

7.0 Reputation

- 7.1 Well maintained, efficient public buildings have a positive impact on the reputation of the Council.

8.0 Consultations

- 8.1 Matter considered and no issues identified.

9.0 Risk assessment

- 9.1 Risks of failure to provide a planned maintenance programme are included in the report. In summary these consist of:
(i) non-compliance affecting health and safety and risk of insurance claims
(ii) loss of service provision
(iii) loss of reputation

10.0 Health & Safety Issues

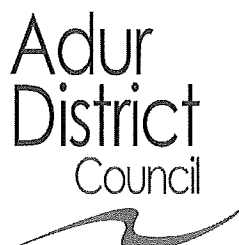
- 10.1 Failure to provide a planned maintenance programme may lead to non-compliance e.g. electrical regulations

11.0 Procurement Strategy

- 11.1 All works carried out within the programme would be procured in line with Council policy.

12.0 Partnership working

- 12.1 The programme has been produced by the Surveying and Design Services Team who work as a joint service managing the maintenance and improvement of all Adur and Worthing corporate non-housing properties.

APPENDIX A

5 YEAR PLANNED MAINTENANCE PROGRAMME FOR CORPORATE PROPERTIES
PREPARED BY TECHNICAL SERVICES

SUMMARY	2014/15	2015/16	2016/17	2017/18	2018/19
CM for ENVIRONMENT	£57,050	£148,950	£126,750	£51,650	£56,250
CM for REGENERATION	£0	£0	£0	£0	£0
CM for HEALTH & WELLBEING	£59,500	£23,600	£23,050	£37,400	£13,400
CM for CUSTOMER SERVICES	£0	£0	£0	£0	£0
CM for RESOURCES	£11,500	£10,050	£16,000	£24,000	£17,300
TOTAL	£128,050	£182,600	£165,800	£113,050	£86,950
Budget to be made available from maintenance reserve funds	£53,050	£54,111	£55,193	£56,297	£57,423
(assumes a 2% inflation increase each year)					
Other capitalised planned maintenance	£75,000	£100,000	£100,000	£25,000	£25,000
TOTAL BUDGET AVAILABLE	£128,050	£154,111	£155,193	£81,297	£82,423
RESULTANT SHORTFALL	£0	£28,489	£10,607	£31,753	£4,527
TOTAL SHORTFALL OVER 5 YEARS =			£70,849		
NOTES					

1. Future years will need to be prioritised and reprogrammed to meet the available budgets/resources

2. Schemes in draft capital programme as at Nov 13

3. Ring fenced capital allocation of approx £75,000 is made up of approx £68,000 works and £7,000 fees.

4. 2014/15 budget includes **£68,000** reserve funding

5. Budget available for 2015/16 & following years excludes any reserve funding allowance

6. Capital funded schemes are shaded for years 1, 2 & 3

CM for ENVIRONMENT		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
	TOTALS:	£57,050	£148,950	£126,750	£51,650	£56,250			
		=====	=====	=====	=====	=====			
Public Conveniences									
Southwick Beach	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			1,600			3	M	
Southwick Square	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			950			3	M	
Buckingham Park	Test & report on electrical		250			300	3	H	
	Internal Redecoration	800			800		3	M	
Middle Street, Shoreham	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			1,550			3	M	
Mill Lane Cemetery	Test & report on electrical		150			200	3	H	
	External & Internal Redecoration	950				1,000	4	M	
Adur Recreation Ground	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			1,050			3	M	
Beach Green , Shoreham	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			1,900			3	H	
Fort Haven	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			1,550			3	M	
Widewater	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			850			3	M	
Shopsdam Road	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration			750			3	M	
Beach Green, Lancing	Test & report on electrical		250			300	3	H	
	External & Internal Redecoration		1,450			1,550	3	M	moved to 15/16 cap bid 14/15 imp v
Yew Tree Close	Test & report on electrical		150			300	3	H	
	External & Internal Redecoration			1,050			3	M	

CM for ENVIRONMENT									
Cemeteries		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
Shoreham Cemetery	Test & report on electrical installation to Mess Room & Toilets		500			500	3	H	
	External repair & decoration to mess room & toilets			1,500			5	M	
Southwick Cemetery	External Redecoration -		2,500				5	M	
	Test & report on electrical installation to Mess Room/store		500			500	3	H	
	Resurfacing of paths and roadways	1,500	1,500				0	M	
Lancing/Sompting Cemetery	Test & report on electrical installation to Mess Room & Toilets		500			500	3	H	
	External Redecoration		2,000				5	M	
	Resurfacing of paths and roadways	2,000	5,000				0	H	
St Nicholas	Resurfacing of paths and roadways	2,000	3,000				0	H	
St Michaels									No PMP works programmed @ 14/
St Marys	Resurfacing of paths and roadways	2,500	5,000				0	H	
Mill Lane	Resurfacing of paths and roadways		23,000	16,500			0	H	CAPITAL
Cemeteries general	Repairs to boundary walls	1,000	2,000	2,000	2,000	2,000	1	L	
War memorials									
Southwick - The Green	Repairs & refurbishment programme		2,000		2,000		0	M	
Shoreham - East Street	Repairs & refurbishment programme		1,500		1,500		0	M	

CM for ENVIRONMENT		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
Parks & Open Spaces									
Buckingham Park	Test & report on electrical installations to Crastock & other park		750			800	3	H	
	External Repairs & Redecoration to Crastock Building		3,500				5	H	
	Internal Redecoration to Crastock Building		2,200				5	M	
	Ext Redecoration to Changing Rooms & other Outbuildings			4,000			5	M	
	Refurbish tennis court surfaces	9,000					0	M	
	Changing rms - refurbish modular		20,000				0	M	CAPITAL
Southwick Recreation Ground	Test & report on electrical installation to Grounds Maintenance		750			800	3	H	
	External Redecoration	950					5	M	
	Replace fascias & gutters to Grounds Maintenance Building	4,300					0	M	
Sompting Recreation Ground									No PMP works programmed @ 14/15
Changing Rms adj Comm Centre	Test & report on electrical installations	300			350		3	H	
	External & Internal Redecoration to changing rooms		2,500				5	M	
Fishergate Recreation Grd									No PMP works programmed @ 14/15
Allotments	Resurfacing of paths and roadways	2,000	4,000	3,000			0	M	
Various -Parks/Open Spad	Renewal of boundary walls		15,000	15,000			0	M	CAPITAL - Lancing Manor
	Resurfacing of paths and roadways	25,000	25,000	25,000	25,000	25,000	0	M	CAPITAL

CM for ENVIRONMENT									
Highways		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
Highway seats	General repairs and decoration	750	1,000	1,000	1,000	1,100	1	M	
Bus Shelters	Repairs and painting including	2,000	2,000	2,000	2,000	2,000	1	L	
Road nameplates	Renewal	2,000	2,000	2,000	2,000	2,000	1	M	
Car Parks									
General	Resurfacing		17,000	43,500			0	M	CAPITAL
	Boundary renewal				15,000	15,000	0	M	

CM for HEALTH & WELLBEING		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
	TOTALS:	59,500	23,600	23,050	37,400	13,400			
<u>Southwick Beach</u>									
Beach Huts	Test & report on electrical installation		1,000			1,000	3	H	
	External Repairs & Redecoration			6,500			3	M	
Promenade	Redecoration to seats, railings etc			1,800			3	M	
	Improvements to surfacing & drainage Southwick Beach area		5,000	5,000	5,000	5,000	0	M	
	Resurface/Refurb phase 2 adj Carots	25,000							CAPITAL
<u>Kingston Beach</u>									
	Groyne extensions	25,000							CAPITAL
<u>Community Centres</u>									
Southwick Community Centre	Test & report on electrical installation	2,500	2,500	2,550	2,600	2,600	1	H	
	External repairs & redecoration				25,000		5	M	
	Resurfacing of paths and roadways	2,500	2,500				0	M	
Shoreham Community Centre	Test & report on electrical installation	2,500	2,500	2,550	2,600	2,600	1	H	
	External Repairs & Redecoration						5	M	deferred to 19/20 - major works 2014
	Resurfacing of paths and roadways		2,500	2,500			0	M	deferred to 15/16 - major works 2014
Ropetackle Centre	Test & report on electrical installation	2,000	2,100	2,150	2,200	2,200	1	H	
	Overhaul/clean ext door/window frames		5,500				5	M	dependant on lease agreement

<u>CM for CUSTOMER SERVICES</u>		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		=====	=====	=====	=====	=====			
	TOTALS:	0	0	0	0	0			
		=====	=====	=====	=====	=====			
<u>Leisure Centres</u>									
Lancing Leisure Centre									No PMP works programmed @ 14/15
Southwick Leisure Centre									No PMP works programmed @ 14/15
Wadurs Swimming Pool									No PMP works programmed @ 14/15

<u>CM for RESOURCES</u>		14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		=====	=====	=====	=====	=====			
	TOTALS:	11,500	10,050	16,000	24,000	17,300			
		=====							
<u>Admin Buildings</u>									
Civic Centre	Test & report on electrical installation	2,500					5	H	building still in use - statutory
Commerce Way	Test & report on electrical installation		3,000			3,200	3	H	
	External Redecoration				9,500		5	M	
	Internal Redecoration		3,000	3,000	3,000	3,000	0	M	
	Resurfacing of paths and roadways	2,500	3,500	3,500	3,500	3,500	0	M	
<u>Miscellaneous Properties</u>									
Southwick Square shops	External cleaning of fascias and soffits, some ext decoration					7,000	5	H	fascia & soffits replaced in pvc 20
Buckingham House	Essential repairs to listed ruin	6,500		9,500			0	H	
Bank House	External dec inc overhaul upvu windows				8,000		5	M	
	Test & report on electrical installation communal ways/toilets		550			600	3	H	

APPENDIX B



5 YEAR PLANNED MAINTENANCE PROGRAMME FOR WORTHING BOROUGH COUNCIL
PREPARED BY TECHNICAL SERVICES

SUMMARY	2014/15 affordable	2014/15 unaffordable	2015/16	2016/17	2017/18	2018/19
CM for Customer Services	£112,050	£381,200	£144,950	£160,650	£110,050	£133,600
CM for Regeneration	£68,050	£195,000	£48,650	£165,200	£106,600	£61,750
CM for Environment	£386,100	£709,300	£1,214,450	£714,850	£1,074,760	£839,430
CM for Health & Wellbeing	£2,000	£9,500	£0	£1,500	£14,000	£6,500
CM for Resources	£20,600	£294,000	£249,500	£43,900	£168,400	£123,600
TOTAL	£588,800	£1,589,000	£1,657,550	£1,086,100	£1,473,810	£1,164,880
Budget available from revenue service contributions (assumes a 2% inflation increase each year)	£262,800	£0	£268,056	£273,417	£278,885	£284,463
Ringfenced capitalised planned maintenance (assumes no inflation increase each year)	£150,000	£0	£200,000	£200,000	£154,000	£116,500
Possible other capitalised planned maintenance	£176,000	£0	£0	£0	£0	£0
TOTAL BUDGET AVAILABLE	£588,800	£0	£468,056	£473,417	£432,885	£400,963
RESULTANT SHORTFALL	£0	£1,589,000	£1,189,494	£612,683	£1,040,925	£763,917
Total shortfall over 5 years =				£5,196,018		

NB:

- Future years will need to be prioritised and reprogrammed to meet the available budgets/resources as identified need exceeds the finance available.
- Schemes in draft capital programme as at Nov 13
- Ring fenced capital allocation of approx £150,000 is made up of approx £137,000 works and £13,000 fees
- Capital funded schemes are shaded for 14/15, 15/16 & 16/17 where shown on proposed draft capital programme
- Unaffordable is defined as planned maintenance that should be carried out in the year shown but has been deferred temporarily due to lack of funding available - some may have been deferred for more than 1 year

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
	TOTALS:	112,050	381,200	144,950	160,650	110,050	133,600			
CM for CUSTOMER SERVICES										
ASSEMBLY HALL AND			40,000					5	L	
RICHMOND ROOMS			7,000	2,000	2,500	3,000	3,000	1	M	
	External repairs & redecoration									
	Internal redecoration									
	Test & report on electrical installation	750		750	750	1,000	1,000	1	H	
	Solar reflective treatment to flat roof		3,000					5	M	
	Redecorate auditorium		40,000					8	M	
	French polish interior panels to main hall		5,000	5,000	5,000	5,000	5,000	0	L	
	Renewal of partition doors to Richmond Room and bar						25,000	0	M	capital reserve
	Renewal of felt roofs over Richmond Room				45,000			0	M	capital reserve
	Richmond Room : renew ceiling to hall					20,000		0	M	capital reserve
	Replace boiler controls					18,000		0	L	capital reserve
	Flooring repairs & replacement of carpet/floor covering				36,000			0	M	capital reserve
MUSEUM AND ART GALLERY							14,000	5	L	
	External repairs and redecoration									
	Internal redecoration		1,200	1,200	1,200	1,500	1,500	1	L	
	Test & report on electrical installation						2,500	5	H	
	Education Room Corridor: Relay woodblock floor	5,000		5,000				0	M	
	External repairs to Portico stonework, etc.	9,000				12,000		0	M	
	Overhaul lift controllers, etc.		17,000					0	M	
CONNAUGHT THEATRE & THE										
	External repairs and redecoration						28,000	5	L	
RITZ CINEMA			5,000	5,000	5,000	5,000	5,000	1	M	
	Internal redecoration									
	Test & report on electrical installation	1,500		1,500	1,500	1,800	1,800	1	H	
	Solar reflective treatment to roofs						9,000	5	M	
	Redec auditorium - Connaught		40,000					8	M	
	Renew slate roof covering to Ritz			66,000				0	M	CAPITAL
	Repair fire escape							0	H	
	Replace windows to rear elevation	3,000	25,000					0	M	
	Repairs to asphalt roofs							0	H	
THE PIER										
	Repair and redecorate handrails, columns, and services	12,000				13,000		3	M	
	Repairs and redecoration of centre screen	12,000				8,000		3	M	

	Renewal of decking Decorative Lighting & Deck lights: Test & report-electrical Installation	22,000	22,000	22,000	500				0	M		CAPITAL
	Toll Houses & kiosks: Test & report on on electrical installation			300			300		3	H		
	Refurbishment of deck lighting	26,000							0	M		CAPITAL
PAVILION THEATRE & DENTON	Internal redecoration		3,000						3	M		
LOUNGE	Test & report on electrical installation	1,000		1,200	1,200	1,400	1,500		1	H		
	Solar reflective treatment to flat roofs					4,000			5	M		
	External redecoration			35,000			36,000		3	M		
	Replace boiler house plant		20,000						0	M		
	Replace windows to offices		29,000						0	M		
	Redecorate theatre auditorium		80,000						8	M		
	Redecorate theatre foyer		25,000						5	M		
	Denton lounge restaurant - ornate ceiling repairs & redecoration		35,000						0	M		
	Redecorate Denton lounge basement & staff room		6,000						5	M		
	Renew hand rails				20,000				0	M		CAPITAL
	Renew cw storage tank - lobby roof void	3,000							0	H		
CENTRE PAVILION	External repairs and redecoration	12,000					13,000		3	M		
	Test & report on electrical installation	300					350		3	H		
	Solar reflective treatment to flat roof	1,500							5	M		
SOUTHERN PAVILION	External repairs and redecoration						20,000		3	M		

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
	TOTALS:	68,050	195,000	48,650	165,200	106,600	61,750			
CM for REGENERATION										
PIER PARADE UNIT (EX TOURIST INF	External repairs and redecoration			2,500			2,600	3	M	internal deleted - unit let
	Test & report on electrical installation			200			250	3	H	
TOURIST INFORMATION OFFICE (DO	Internal redecoration				2,500			5	L	
	Test & report on electrical installation	150		200	200	200	250	1	H	
PARADE	Repairs to railings, walls, etc.	6,000		3,000	3,000	4,000	4,000	1	M	
	Repairs and redecoration to shelters, railings, seats	15,000		15,000	15,000	15,000	15,000	1	M	
	Shelters: Test & report on electrical installations	900				900		3	H	
	Decorative lighting: Test & report on electrical installations						650	6	H	
	Redecorate lighting columns					40,000		4	M	
	Solar reflective coating to flat roofs of shelters	5,000						5	M	
	Renew footpath between Sea Place & Sea Lane Café		150,000					0	M	capital reserve
	Resurface promenade between George V Ave & Pier	16,500		17,000	16,500			0	M	CAPITAL
	Improvements to vehicular access		40,000					0	M	capital reserve
	Rewire festoon lighting					22,500		0	H	CAPITAL
	Decorate parade seats	3,000		3,000	3,000	3,000	3,000	1	M	
FORESHORE	Beach office : External repairs and redecoration			2,600			2,800	3	M	
	Beach office: Test & report on electrical installation			150			200	3	H	
	Repair timber groynes					15,000		0	M	CAPITAL
BEACH HUTS	External repairs and redecoration - timber units only	18,500					22,000	4	M	
	Clean down & repair inc partial decs - self finished units only	3,000					4,000	4	M	
	Refurbishment				120,000			0	M	capital reserve
	Renewal of roof coverings		5,000	5,000	5,000	6,000	7,000	1	M	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
	Totals	386,100	709,300	1,214,450	714,850	1,074,760	839,430			
CM FOR ENVIRONMENT										
LIDO										
	Handrails - Renewal -part		25,000					0	M	
	Handrails - Redecorate			1,800			1,900	3	M	
BOAT CLUB HOUSE										
	External repairs and redecoration	6,000				7,000		3	M	deferred from 13/14
	Solar reflective coating to roof	1,500						5	M	
	Test & report on electrics			300			350	3	H	
BEACH HOUSE GROUNDS										
	Chalets, footways, store : Test & report on electrical installations	300		300	300	300	300	1	H	
	Chalets & Kiosks - External repairs & redecoration, inc handrails		5,000			5,000		3	M	
	swimming pool completion		2,000	1,000	1,000	1,000	1,500	1	M	
	Internal redecoration to chalets									
	Renewal of chalet fronts		54,000					0	L	
SPLASH POINT SWIMMING POOL										
	new pool - 12 months defects until April 2									
PARKS DEPOT- LADYDELL										
	Test & report on electrical installation	3,000		3,000	3,200	3,200	3,500	1	H	
	Renew boundary fencing		5,000					0	M	
	Test & report on electrical installation	250				300		3	H	
LEISURE CENTRE										
	External repairs and redecoration						9,000	5	L	
	Test & report on electrical installation	2,500		2,500	2,500	2,500	2,600	1	H	
	Refurbish athletics track					220,000		7	M	
	Replace astroturf							10	M	capital 12S project 2014
	Repairs to brickwork		5,000			5,000		0	M	
	Rewire		175,000					0	M	capital reserve
	Resurfacing Car Park		23,000					0	M	capital reserve
	Renew doors - lobby - outside changing areas									
GRAFTON MSCP										
	Structural/concrete repair works	3,000						1	M	
	Decoration of railings & assoc finishes - entrance & bowling club area		9,000	9,000	9,000	9,000	9,000	1	H	
	Decoration of stairwells, doors, signs etc				25,000			5	M	
	Repairs to deck surfaces - phased				30,000			5	M	
	Refurbishment staff area/toilets		9,000	9,000	9,000	9,000	9,000	1	M	
	Relining of bays, replant direction markings etc			8,500				0	M	
	Replacement of lifts		7,000	7,000	7,000	7,000	7,000	1	H	
	Major concrete repairs			250,000				0	H	capital reserve
	Replacement of proflit glazing to stairwells			150,000				0	H	capital reserve
	Resurface upper decks			400,000				0	H	capital reserve
	Renew expansion joints - phased					100,000		0	H	
	Renew asphalt to deck walkway - west side - adj bowling entrance		5,000			5,000		3	M	
		33,000						0	H	CAPITAL

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
HIGH STREET MSCP	Structural/concrete repair works									
	Decoration of railings & assoc finishes - phased		9,000	9,000	9,000	9,000	9,000	1	M	
	Decoration of stairwells, doors, signs etc			20,000	20,000	20,000	20,000	1	M	
						35,000		5	M	
	Repairs to deck surfaces - phased		9,000	9,000	9,000	9,000	9,000	1	M	
	Refurbishment staff office/toilets/control room			25,000				0	M	
	Relining of bays, repaint direction markings etc		7,000	7,000	7,000	7,000	7,000	1	H	
	Replacement of lifts				250,000			0	H	capital reserve
	Major concrete repairs						150,000	0	M	capital reserve
	Resurface upper decks						100,000	0	L	capital reserve
BUCKINGHAM ROAD	Renew expansion joints - phased		5,000			5,000		3	M	
	Structural/concrete repair works		9,000	9,000	9,000	9,000	9,000	1	M	
	Decoration of railings & assoc finishes - phased			15,000	15,000	15,000	15,000	1	M	
	Decoration of stairwells, doors, signs etc					35,000		5	M	
	Repairs to deck surfaces - phased		9,000	9,000	9,000	9,000	9,000	1	M	
	Relining of bays, repaint direction markings etc		7,000	7,000	7,000	7,000	7,000	1	H	
	Replacement of lifts					250,000		0	H	capital reserve
	Major concrete repairs						150,000	0	M	capital reserve
	Resurface upper decks						100,000	0	L	capital reserve
	Renew expansion joints - phased		5,000			5,000		3	M	
TEVILLE GATE MSCP	Repairs to concrete structure		6,000	6,000	3,000	3,000	3,000	1	H	
	Redecorate staircases		20,000					0	L	
	Redecorate railings, doors, signs, etc		10,000	10,000	10,000	10,000	10,000	1	L	
	Renew expansion joints - phased		3,000			3,000		3	M	
	Renew Profit glazing		30,000					0	M	
	Resurface top decks		90,000					0	M	
	Structural & assoc repairs - general			25,000	73,500	75,000	100,000	1	H	CAPITAL
	Replace boundary fencing/railings			15,000	15,000			0	M	CAPITAL
	Bus shelters:Repairs & painting inc reglazing		10,000	10,000	10,000	10,000	10,000	1	M	
	Renewal of road nameplates	1,500		1,500	1,500	1,500	1,500	1	M	
HIGHWAYS	Redecorate W.B.C. street furniture	3,000		3,000	3,000	3,000	3,000	1	L	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
Beach House Park	Main Pavilion: External repairs & redecoration							5	M	
	Main Pavilion: Replace Windows		5,000	5,000	6,500			0	M	
	Media Centre: External repairs & redecoration				1,500			5	M	
	New Pavilion: External repairs & redecoration				3,000			5	M	
	All Pavilions: Internal redecoration		2,000			2,000		3	L	
	All Pavilions: Test & report on electrical installations				1,200			3	H	
	Inc grounds maintenance area									
	Bird memorial: Test & report on electrical installation	100		150	150	150	150	1	H	
	Railings (north boundary): Redeclaration		3,000					5	L	
	Railings (centre): Redeclaration		10,000					5	L	
	Railings (south boundary): Redeclaration		6,000					5	L	
	Reconstruct western roadway	66,000						0	M	CAPITAL
	Replace tennis court fence				15,000			0	M	
	Replace irrigation system					30,000		0	H	Capital reserve
Broadwater Green	Pavilion : External repairs & redecoration			5,000				5	M	
	Pavilion : Test & report on electrical installation				250			3	H	
	Replace boundary fencing			27,000				0	M	
Brooklands	Plant room: External repairs & redecoration			350				5	L	
	Padding Pool plant room:Test & report on electrical installation	200		200	200	200	250	1	H	
	Golf office -Test & report on electrical installation	150				200		3	M	
	Golf office - Redeclaration						6,000	5	L	
	Stabilisation of lake bank adj to toilet block	44,000						0	H	CAPITAL
Church House Gardens	Pavilion : External & internal repairs & redecoration			3,500				5	M	
	Pavilion : Test & report on electrical installation			200			250	3	H	
Denton Gardens	Kiosks: External repairs & redecoration					1,800		5	M	
	Railings: Redeclaration			3,000				5	L	
Durrington Recreation Ground	Pavilion :External & internal repairs & redecoration	3,000						5	M	
	Pavilion : Solar reflective roof coating						1,000	5	M	
	Pavilion : Test & report on electrical installation	150				200		3	H	
Fernhurst Recreation Ground	Pavilion : External & internal repairs & redecoration					5,000		5	M	
	Pavilion : Test & report on electrical installation	150				200		3	H	

Field Place	14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
	affordable	unaffordable							
				25,000			5	M	
All Buildings: External repairs & redecoration									
Barn Theatre & Pavilion: Test & report on electrical installation	1,000		1,000	1,050	1,100	1,200	1	H	
Barn theatre : Test & report on stage lighting	600		600	600	650	700	1	H	
main house, Crans Care, Crans maint: building, test & report on electrical installation			700			700	3	H	
General: Internal redecoration	5,000		5,000	5,000	5,000	6,000	1	M	
Solar coating to flat roofs	1,500						5	M	
Reconstruct footpaths					15,000		0	M	Capital Reserve
Main house - refurbishment of toilets							0	M	CAPITAL
Main house - renewal of asphalt roof							0	M	CAPITAL
Renew irrigation system to bowling green			22,000				0	M	CAPITAL
The Barn - replace flooring & assoc works	66,000			20,000			0	M	CAPITAL
Pavilion: External & Internal changing room repairs & redecoration	3,000						5	M	
Pavilion: Test & report on electrical installation				300			3	H	
Greenhouse: External repairs & redecoration						5,000	5	M	
Potting Shed/Greenhouse: Test & report on electrical installation	150				180		3	H	
Bungalow: External repairs & redecoration					1,800		5	L	
Bungalow: Test & report on electrical installation	150				180		3	H	
Pavilion: Test & report on electrical installation			200			300	3	H	
Pavilion: External & Internal repairs & redecoration			2,500				5	M	
Resurface northern end of access road					15,000		0	M	Capital Reserve
Pavilion: External repairs & redecoration			5,000				5	M	
Pavilion: Internal repairs & redecoration				10,000			5	M	
Pavilion: Test & report on electrical installation	250				300		3	H	
Pavilion: External & Internal repairs & redecoration	3,000						5	M	
Pavilion : Test & report on electrical installation	300				300		3	H	
Replace tennis court fence		15,000					0	M	
Redecorate railings and bollards			5,000			5,500	3	M	
Test & report on electrical installations	200						6	H	
Pavilion: External & Internal repairs & redecoration					11,000		5	M	
Roadside Changing Rooms: External & Internal repair & redecoration	3,000						5	M	
Window replacement	8,000						0	L	
Pavilion & ext. changing rms: Test & report-electrical installations	400				450		3	H	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
Marine Gardens	Pavilion: External & Internal repairs & redecoration					3,500		5	M	
	Pavilion: Test & report on electrical installation				300			3	H	
Northbrook Recreation Ground	Pavilion: External & Internal repairs & redecoration					3,000		5	M	
	Pavilion: Test & report on electrical installation	300				350		3	H	
	Renew fencing (part)		8,000	8,000				0	M	
Palatine Park	Pavilion: Test & report on electrical installation			450			500	3	H	
	Pavilion: External repairs & redecoration				3,000			5	L	
Pond Lane Recreation Gird	Pavilion: External repairs & redecoration			3,500				5	M	
	Pavilion: Internal repairs & redecoration	2,000						5	L	
	Pavilion & N/East Barr: Test & report on electrical installation	400				400		3	H	
	Parks Store: External repairs & redecoration					400		5	M	
	Replace boundary fencing		6,000					0	M	
Rotary Ground	Pavilion & Store: External repairs & redecoration			6,000				5	M	
	Pavilion & Store: Internal repairs & redecoration					10,500		5	L	
	Pavilion & Store: Test & report on electrical installation	400				450		3	H	
Steyne Gardens	Railings : Redecoration			2,000				5	L	
	Service cabinet: Test & report on electrical installation	250		300	300	300	350	1	H	
	Works to boundary wall with Highway	5,000		5,000				0	H	
PUBLIC TOILETS :										
BEACH HOUSE PARK	Old Pavilion: Internal redecoration			850			1,000	3	M	
	New Pavilion: Internal redecoration			550			800	3	M	
BROADWATER GREEN	Internal redecoration	950				1,000		3	L	
BROOKLANDS, WESTERN RD	External repairs and redecoration	1,500						5	M	
	Internal redecoration	1,000				1,000		3	L	
	Test & report on electrical installation			200			250	3	H	
BUCKINGHAM ROAD	External repairs and redecoration				600			5	M	
	Internal redecoration			850			1,000	3	L	
	Test & report on electrical installation				250			3	H	
	Renew roof covering	5,000						0	H	
CHURCH HOUSE GARDENS	Internal redecoration	300						3	L	
	External repairs and redecoration				3,200		350	3	M	
DOME	Internal redecoration			1,800			1,800	3	L	
	Test & report on electrical installation	200				250		3	H	
	Solar reflective treatment to roof	500						5	M	
DURRINGTON RECREATION GROUND	Internal redecoration			450			500	3	L	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
FINDON ROAD	External repairs and redecoration					900		5	M	
	Internal redecoration			300			400	3	L	
	Test & report on electrical installation	250				300		3	H	
GEORGE V AVENUE	External repairs and redecoration					1,500		5	M	
	Internal redecoration			1,050			1,100	3	L	
	Test & report on electrical installation	200			1,200	250		3	H	
HEENE ROAD	External repairs and redecoration					500		3	M	
	Internal redecoration	400						3	L	
	Test & report on electrical installation	200		200	200	250	300	1	H	
HIGHDOWN GARDENS	External repairs and redecoration			1,000				5	M	
	Internal redecoration	700				750		3	L	
	Test & report on electrical installation	200				200		3	H	
HOMEFIELD PARK	Internal redecoration			750			750	3	L	
	Test & report on electrical installation	100		150	150	150	200	1	H	
	External repairs and redecoration			1,350			1,400	3	M	
LIDO	Internal redecoration	500				600		3	L	
	Test & report on electrical installation	200				250		3	H	
	External repairs and redecoration	800						5	M	
MANOR ROADSIDE	Internal redecoration	350				400		3	L	
	Test & report on electrical installation	200				250		3	H	
	External & Internal repairs and redecoration	900				1,000		3	M	
MARINE GARDENS	Test & report on electrical installation	200				250		3	H	
	Solar reflective coat to roof					1,200		5	M	
	External repairs and redecoration	800				850		3	M	
PLANTATION	Internal redecoration			1,000			1,100	3	L	
	Test & report on electrical installation	150		200	200	200	250	1	H	
	Solar reflective coat to roof				1,200			5	M	
POND LANE	External repairs and redecoration	1,000						5	M	
	Internal redecoration			850			1,000	3	L	
	Test & report on electrical installation	200				250		3	H	
PIER	Test & report on electrical installation	150		200	200	200	250	1	H	
	External repairs and redecoration	550				600		3	M	
	Internal redecoration			350			400	3	L	
VICTORIA PARK	Test & report on electrical installation	200				250		3	H	
	External & internal repairs and redecoration				650			5	M	
	Test & report on electrical installation	200				250		3	H	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
WAR MEMORIALS										
	Renovation of South Africa War Memorial			2,500				5	L	
	Renovation of Town Hall War Memorial	4,000		4,000	4,000	4,000	4,000	0	M	phased panel replacement
PUBLIC CLOCKS	Redecorate South Street Clock			650				3	L	
MONTAGUE & SOUTH ST PRECINCTS	Rotunda & service cabinet: Test & report on electrical installations	200		250	250	250	280	1	H	
GUILDBOURNE CENTRE	Streelights Chatsworth Rd: Test & report on electrical installation	200						6	H	
ALLOTMENTS	External repairs & redecoration -amenities buildings/toilets/etc		1,300					5	L	
	Resurfacing of paths and roadways - Chesswood year 1	16,500		16,500	16,500			0	H	CAPITAL

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
	Totals	2,000	9,500	0	1,500	14,000	6,500			
CM for HEALTH & WELLBEING										
COMMUNITY CENTRES										
Heene Community Centre	External repairs and redecoration					14,000		5	M	
	Renew flat roof areas		9,500					0	M	defer - imp works
East Worthing Community Centre	External repairs and redecoration						6,500	5	M	
Broadwater Parish Rooms	External repairs and redecoration	2,000						5	M	
Durrington Community Centre	External repairs and redecoration				1,500			5	M	

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
	Totals	£20,600	£294,000	£249,500	£43,900	£168,400	£123,600			
CM FOR RESOURCES										
TOWN HALL										
NWOW project internal refurb 2013		External repairs and redecoration					65,000	5	H	
		Internal redecorations				10,000	10,000	1	L	
internal works included in main project		Test and report on electrical installation				5,000		5	H	
		French polish hardwood surfaces in Council Chamber			15,000			5	L	deferred to 16/17 cycle
PMP works reprofiled		French polishing to Committee Suite, etc.			5,000			5	L	deferred to 16/17 cycle
		Renewal of windows to roof space offices		68,000				0	M	capital reserve
		Clean external stonework	15,000					10	M	
		Renew slate roof coverings (part)		150,000				0	M	capital reserve
		Renewal of asphalt flat roofs				23,000		0	M	
		Redecorate foyer ceiling			7,000			10	L	
		Roof void - renew insulation between rafters		10,000				0	M	deferred to 15/16 poss ext £
		Sand & seal corridor floors	5,000	5,000				0	M	
		Replace 1st & 2nd floor electrical distribution boards				22,500		0	M	CAPITAL
		Renew carpet to 1st floor foyer landing	6,000					0	M	
PORTLAND HOUSE		External redecoration					30,000	5	M	
		External insulation to cladded areas		4,500				0	M	
NWOW project internal refurb 2013		Internal redecorations					10,000	0	L	
internal works included in main project		Test and report on electrical installation	4,000					5	H	
PMP works reprofiled		Replace soffits and fascias				55,000		0	M	
INDUSTRIAL SITES										
Unitax Units - Woods Way		External repairs and redecoration								omitted- new tenant responsibl
Reprofile possible redevelopment		Replace asbestos sheet roofs & cladding to walls				45,000		0	M	capital reserve
		External lights: Electrical Test & report						6	H	Due 19/20
		Resurface car park bays		5,000				0	M	
Enterprise Court - Woods Way		External repairs and redecoration			2,000			5	M	
		External lights: Electrical Test & report						6	H	Due 19/20
Station Rd Units		External repairs and redecoration	5,250					5	M	
		External lights: Electrical Test & report						6	H	Due 19/20

		14/15	14/15	15/16	16/17	17/18	18/19	Cycle	Priority	Comments
		affordable	unaffordable							
Meadow Road	External and internal redecoration Various Areas: Electrical test & report on communal areas	200		350	4,500	200	400	5	L	
	Replace asbestos cement wall/roof sheets		80,000					0	M	
	Rebuild South Boundary Wall		30,000					0	M	
	Replace windows to office		11,000					0	M	
PROPERTIES										
2 Bedford Row*	External repairs and redecoration					2,500		5	H	
WRVS Kitchen, Methold House*	External redecoration of kitchen						1,800	5	H	
23 Eirene Road *	External repairs and redecoration		3,500					5	L	
	Renew roof covering		20,000					0	M	capital reserve
11 North Street*	External repairs and redecoration		20,000					5	H	inc replacement windows
	Resurface car park		5,500					0	M	
Colonnade House*	External repairs and redecoration		15,000					5	M	
	Upgrade access provision to roof		3,500					0	H	
	Communal areas: Test & report on electrical installations						200	5	H	
	Renewal of metal windows		30,000					0	H	
	Interior decs to communal areas		3,000				3,000	4	H	
Chompers restaurant*	Renew asphalt roof		8,000					0	M	
7 High Street*	External repairs and redecoration		4,000					5	H	
	Communal areas: Test & report on electrical installations						200	5	H	
	Renew roof covering		18,000					0	H	
	Interior decs to communal areas		3,000				3,000	4	H	
52 Ann Street*	External repairs and redecoration		1,000					5	H	
	Test and report on electrical installation	150				200		3	H	
24 Marine Place - drop in centre	Exterior repairs & redecoration			2,500				5	M	
	Resurface car park		9,000					0	M	
22 Marine Place - Foreshore store	Test and report on electrical installation				200			3	H	
* essential works only possible sale										
CIVIC CENTRE AREA										
	Hardsurface/Path maintenance to Central Clinic area		9,500	9,150				0	M	
WHITEWAYS, LITTLEHAMPTON RD	Test & report on electrical installation							10	H	Carried out 11/12
	External repairs and redecorations					5,000		5	L	

		TOTALS:	150,000	200,000	200,000	154,000
		=====	=====	=====	=====	
	<u>CAPITALISED SCHEMES</u>		14/15	15/16	16/17	17/18
		-----	-----	-----	-----	
FROM £150K CAPITALISED PMP RINGFENCE						
	<u>CM FOR CUSTOMER SERVICES</u>					
PIER	Refurbishment of deck light fittings	26,000				
	Renewal of decking	22,000	22,000	22,000		
PIER PAVILION/DENTON	Replace handrails			20,000		
CONNAUGHT RITZ	Renew slate roofs		66,000			
	<u>CM FOR REGENERATION</u>					
PROMENADE	Resurfacing Parade between George V & Pier	16,500	17,000	16,500		
	Parade - rewire festoon lighting					25,000
	Renew timber groynes					15,000
	<u>CM FOR ENVIRONMENT</u>					
PARKS & OPEN SPACES	Resurface paths and other hard surfaces		16,500	16,500	16,500	
SURFACE CAR PARKS	Replace boundary fencing/railings		15,000	15,000		
ALLOTMENTS	Resurfacing paths & roadways	16,500	16,500	16,500		
GRAFTON MSCP	Renew asphalt to deck walkway	33,000				
MSCP & SURFACE CAR	Structural & assoc repairs - general		25,000	73,500	75,000	
FIELD PLACE	Main house - refurbishment of toilets	36,000				
	Main house - renewal of asphalt roof		22,000			
	Renew irrigation system to bowling green			20,000		
	<u>CM FOR RESOURCES</u>					
TOWN HALL	Replace 1st & 2nd floor electrical distribution					22,500
Sub total		150,000	200,000	200,000	154,000	
FROM BEYOND CAPITALISED PMP RINGFENCE						
BEACH HOUSE PARK	Resurface of Western Access Road	66,000				
BROOKLANDS PARK	Stabilisation of lake bank adj to toilet block	44,000				
FIELD PLACE - THE BARN	Renewal of specialist floor & assoc works	66,000				
Sub total		176,000	0	0	0	
GRAND TOTAL		326,000	200,000	200,000	154,000	
NB 1) The above figures include in house Technical Services fees						
2) The above schemes are those in draft CIP as at Nov 2013 and exclude all reserve list items						

