

**Five Year Planned Maintenance Programme
2012 – 2017
(Operational and Commercial Properties)
Epping Forest District Council**

Author: John Kershaw

Date: September 2011

Status: Final

**Epping Forest District Council
Planning and Economic Directorate
Building Control Service**



Epping Forest District Council Planned Maintenance Programme
2012 - 2017

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OTHER BUILDINGS

Nursery, Pyrles Lane, Loughton
Museum, 39 - 41 Sun Street, Waltham Abbey
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Oakwood Hill Workshop Units, Loughton

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Epping Sports Centre
Loughton Leisure Centre
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Waltham Abbey Swimming Pool

SHOPS

58 - 76 Borders Lane, Loughton
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6 & 7 Longcroft Rise, Loughton
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1,4, 5 & 8 Lower Queens Road, Buckhurst Hill
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34 - 52 Pyrles Lane, Loughton
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MISCELLANEOUS

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Doctor's Surgery - 70 Wellfields, Loughton
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Cost Summary

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

INTRODUCTION

This programme was prepared following receipt of instructions from Stuart Mitchell, Facilities Management, Epping Forest District Council.

The inspections of the properties were completed between June and September 2011.

I should point out that I have not carried out a full building survey of the properties and the repairs noted should not be construed to represent the only repairs required. Day to day items of maintenance are excluded. Furthermore, I have not inspected those areas of the properties which are covered, unexposed or inaccessible and cannot, therefore, give any assurance regarding their condition.

The costs shown in the schedule and summary are for budget purposes only and will vary according to the precise specification and extent of the work. No allowance has been allowed for inflation during the period of the programme or any professional fees which may be payable.

LEGEND

For each building the overall condition has been assessed as follows:

- A. Good – performing as intended and operating efficiently.
- B. Satisfactory – performing as intended but exhibiting minor deterioration.
- C. Poor – exhibiting major defects and/or not operating as intended.
- D. Very Poor – life expired and/or serious risk of imminent failure.

The recommended works have been given a priority rating as follows:

- 1. Urgent works that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of the occupants and/or remedy a serious breach of legislation.
- 2. Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants and/or remedy a less serious breach of legislation.
- 3. Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants and/or remedy a minor breach of legislation.
- 4. Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

Status definitions are indicated as follows:

- 1. Health & Safety & Legislative implications.
- 2. Essential Work – Major repairs to fabric and building services that may result in a loss of service provision or loss of income.
- 3. Works Commenced – Commenced on a phased basis.
- 4. Investment in Carbon Reduction & Renewable Energy.
- 5. Desirable Work – Repairs to fabric and building services.
- 6. Repair work too expensive – Cheaper to sell asset and rent back.
- 7. HRA

PROGRAMME SCHEDULES

OFFICES

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Civic Offices Epping

Buildings include:

- Main civic building
- 323 house
- Conder building
- Rear extension
- Homefield House (Landlord's lease responsibilities: structure, external, roof and services only)
- Homefield House, garage and stores building
- Ex-bin store building
- Electrical intake pyramid building

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Main Civic Building

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
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Civic Offices Complex

Electrical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
1	Civic Offices – Complete Site	Electrical Load Management of Civic Offices, Epping	N/A	2 + 3	10000	1	2	N/A
2		Electrical Load Management of Civic Offices, Epping	N/A	2 + 3	20000	2	2	N/A
3		Electrical Load Management of Civic Offices, Epping	N/A	2 + 3	10000	3	3	N/A
4		Electrical Load Management of Civic Offices, Epping	N/A	2 + 3	10000	4	3	N/A
5	Civic Offices – Pyramid Building serving the whole site	Provision of replacement Generator	N/A	2	53000	5	3	N/A
6	Civic Offices – Complete Site	Extend existing Fire Alarm system - New Loops & Cards/Addresses	N/A	1 + 3	21000	3	3	N/A
7		Extend existing Fire Alarm system - New Loops & Cards/Addresses	N/A	1 + 3	41000	4	3	N/A
8		Extend existing Fire Alarm system - New Loops & Cards/Addresses	N/A	1 + 3	21000	5	3	N/A
9		Fire and Risk Management - Smoke & Heat Detection	N/A	1 + 3	12500	4	3	N/A
10		Fire and Risk Management - Smoke & Heat Detection	N/A	1 + 3	12500	5	3	N/A

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Civic Offices Complex

Electrical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
11	Civic Offices & 323 House	Planned replacement of existing Smoke & Heat Detectors - Loop 1 (Part Civic Offices & 323 House)	N/A	1 + 3	8000	1	2	N/A
12	Part Civic Offices & 323 House	Planned replacement of existing Smoke & Heat Detectors - Loop 2 (Part Civic Offices & 323 House)	N/A	1 + 3	8500	2	2	N/A
13	Conder Building & Rear Extension	Planned replacement of existing Smoke & Heat Detectors - Loops 4 & 5 (Conder & Rear Extension)	N/A	1 + 3	10000	3	3	N/A
14	Civic Tower, Basement & Pyramid Building	Planned replacement of existing Smoke & Heat Detectors - Loop 3 (Tower, Basement, Pyramid and System Equipment)	N/A	1 + 3	2000	4	3	N/A
15	Civic Offices – Complete Site	Conversion of Lighting Control from Global Automatic System to local Energy Efficient Control - Minor areas	N/A	1 + 3	22000	1	2	N/A
16	Civic Offices Main Building & 323 House	Lighting Bulk Clean & Change Civic Building inc. 323 House	N/A	2	12000	2	2	N/A
17	External Site Lighting	Lighting Bulk Clean & Change External	N/A	2	5000	5	3	N/A

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Civic Offices Complex

Electrical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
18	Conder Building	Replacement of failing lighting fittings in offices in the Conder building	N/A	2 + 3	14000	1	2	N/A
19		Replacement of failing lighting fittings in offices in the Conder building	N/A	2 + 3	10000	2	2	N/A
20		Rectification of original installation deficiencies in lighting cable installations	N/A	2 + 3	5000	1	2	N/A
21		Rectification of original installation deficiencies in lighting cable installations	N/A	2 + 3	5000	2	2	N/A
22		Rectification of original installation deficiencies in lighting cable installations	N/A	2 + 3	5000	3	3	N/A
23	Civic Offices Building	Rectification of original installation deficiencies in lighting cable installations	N/A	2 + 3	5000	4	3	N/A
24	Civic Offices & 323 House	Rectification of original installation deficiencies in lighting cable installations	N/A	2 + 3	5000	5	3	N/A
25	Civic Offices – second floor	Emergency Lighting Replacement & Battery Replacements	N/A	1	5000	1	2	N/A

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Civic Offices Complex

Electrical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
26	Civic Offices – first floor	Emergency Lighting Replacement & Battery Replacements	N/A	1	5000	2	2	N/A
27	Civic Offices – ground floor	Emergency Lighting Replacement & Battery Replacements	N/A	1	5000	3	3	N/A
28	Civic Offices – Basement & Plant Rooms	Emergency Lighting Replacement & Battery Replacements	N/A	1	5000	4	3	N/A
29	323 House and Roof voids	Emergency Lighting Replacement & Battery Replacements	N/A	1	5000	5	3	N/A
30	Civic Offices – Complete Site	Statutory Testing of Electrical Installation: Rectification of defects found from Statutory Testing 2011/2012	N/A	1 + 3	4000	1	2	N/A
31		Statutory Portable & Transportable Appliance Testing & Certification	N/A	1	10000	2	2	N/A
32		Statutory Portable & Transportable Appliance Testing & Certification	N/A	1	11000	4	3	N/A

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Civic Offices Complex

Electrical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
33	Civic Offices – Car Park Number 1	Replacement of car park barriers	N/A	5	6000	2	2	N/A
34	Civic Offices Main Building	Civic control room UPS maintenance and battery replacement	N/A	2	2500	5	3	N/A
35	Civic Offices – Complete Site	Energy Conservation - Provision of PFC to increase the efficiency of electricity use.	N/A	4	8000	2	2	N/A
36		Energy Conservation - Provision of Voltage Regulation Equipment to reduce energy consumption and electricity charges.	N/A	4	8000	2	2	N/A
37		Trend use interface Upgrade	N/A	4	5000	3	3	N/A
38		Daikin user interface Upgrade	N/A	4	8500	3	3	N/A

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Civic Offices Complex

Mechanical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
39	Civic Offices – Complete Site – Located Boiler Room	Replacement of Main Heating Boiler No 2	N/A	2 + 3	25000	1	2	N/A
40	Conder / Rear Extension	Conder / Rear Entrance Toilets - Mechanical Upgrade Works (Supply and Extract Service)	N/A	1	16000	1	2	N/A
41	Civic Building & 323 House	Civic Building & 323 House - Replacement of TRVs to all radiators	N/A	3	9000	1	2	N/A
42	Civic Offices – Complete Site	Main MWS Smart Metering	N/A	4	8000	2	2	N/A
43	Civic Offices – Main Building	Tower Toilet Fresh Air supply & Extract air handling units replacement	N/A	2	11000	2	2	N/A
44		Members Area Toilet Fresh Air supply & Extract air handling units replacement	N/A	2	13000	4	3	N/A
45	Rear Extension	Rear Extension - Removal of CW Tank and convert to Mains water	N/A	5	4000	2	2	N/A
46	Civic Offices – Complete Site	Smart metering Software Conversion to Digital presentation	N/A	4	5000	2	2	N/A

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Civic Offices Complex

Mechanical Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
47	Conder Building – Computer Suite No 1	Computer Suite No 1 - Replacement of Air Conditioning Units (2 No)	N/A	2	30000	3	3	N/A
48	Civic Offices – Complete Site – Location: Boiler House	Main Boiler House - Replace all pumps with Variable Volume Pumps	N/A	2 + 4	25000	3	3	N/A
49	Civic Offices – Complete Site – Location: Main Building	Plant Room 3 - Replace existing supply & extract fans with variable volume units and associated controls & provide Dampers in Ductwork to split areas into zones	N/A	2 + 4	30000	4	3	N/A
50		Plant Room 2 - Replace existing supply & extract fans with variable volume units and associated controls	N/A	2 + 4	20000	5	3	N/A
51	Civic Offices – Main Building – Computer Suite No 2	Computer Suite No 2 - Replacement of Air Conditioning Units (2 No)	N/A	2	35000	5	3	N/A
52	Civic Offices – Main Building- interface with 323 & Conder	Cash Suite (Public Area) Provide AHU and Ductwork for Supply & Extract Services	N/A	2	8000	5	3	N/A

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Civic Offices Complex

Group Projects

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
53	Civic Offices – Main Building	Main roof access - Provision of safe working	N/A	1	19000	1	2	N/A
54	Conder Building – First Floor corridors	Ceiling replacement to Conder 1st floor corridor including cable management and new lighting	N/A	3	20000	1	2	N/A
55	Conder Building – Second Floor corridors	Ceiling replacement to Conder 2nd floor corridor including cable management and new lighting	N/A	3	20000	2	2	N/A
56	Homefield House	Upgrade power, lighting and fire alarm system to Homefield House	N/A	2	20000	4	3	N/A
57		Upgrade boiler and controls to increase efficiency to Homefield House	N/A	4	8000	4	3	N/A

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Main Civic Building

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
58	External	Brickwork and hopper repairs to parapet walls including access lorry boom and operator for safe working at height.	1	5	8000	1	2	B
59		Redecoration of general metalwork surfaces, railings, handrails, gates and staircases	2	5	5000 per year	1 + 5	2 + 3	B
60		General redecoration of timber surfaces, including preservative treatment to fences and gates	3	5	4000 per year	2 + 4	2 + 3	B
61		Reline marking of public car park, car park 1 and basement including removal of old markings as required.	4	2	3000	1	2	B
62		Specialist cleaning of stonework and rendered facades	8, 9, 10	5	10000 per year	1 + 4	2 + 3	B
63		Jet through all foul and surface water drains, empty interceptors and catchpits, carry out remedial work as necessary.	N/A	5	4500	4	3	B

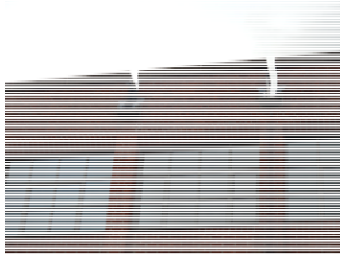
**Epping Forest District Council Planned Maintenance Programme
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Main Civic Building

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
64	Internal	Partial replacement of worn floor finishes to offices, common and public areas.	5, 13	5	1000 per year	1 - 5	2 + 3	B
65		Partial redecoration of offices, common and public areas.	5, 6, 11	5	6000 per year	1 - 5	2 + 3	B
66		Redecoration of staircases	7	5	7000	1	2	B
67		Renewal and repair of window blinds	N/A	5	4000	4	3	B
68		Redecorate committee rooms 1 + 2	12	5	1500 per year	2 + 4	2 + 3	B
69		Renew 1 st floor carpets	N/A	5	4000	2	2	B
70		Renew floor mats to all entrances	14	5	1650	3	3	B
71		Repaint and decorate recreation room	15	5	1250	4	3	B

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

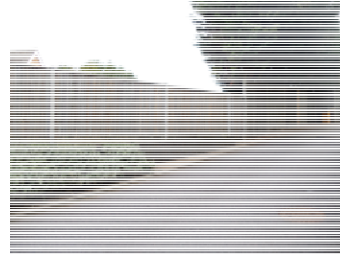
Main Civic Building - Photographic Schedule



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Main Civic Building - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

323 House

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

323 House

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
72	External	Replacement of decaying and leaking rainwater goods and degraded felt where dressed into gutters. Redecorate fascias and soffits including access for safe working at height.	16	2	11250	2	2	B
73	External	External Redecoration of windows and doors including safe access for working at height using scaffold from item above.	17	2	2600	2	2	B

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323 House- Photographic Schedule



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Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Conder Building

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Conder Building

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
74	External	Replacement of degraded felt where dressed into gutters. Redecorate soffits and fascias. Clear out gutters and replace slipped/missing slates including safe access for working at height.	22	2	22500	2	2	B
75	Internal	Partial replacement of suspended ceilings to offices and common areas.	18	5	5250 per year	1 - 5	2 + 3	B
76		Partial replacement of worn floor finishes to offices and common areas, and screed repairs	19, 20	5	3750 per year	1 - 5	2 + 3	B
77		Partial redecoration of offices and common areas.	20	5	4000 per year	1 - 5	2 + 3	B
78		Internal redecoration of rear staircase.	21	5	1700	2	2	B

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

Conder Building - Photographic Schedule



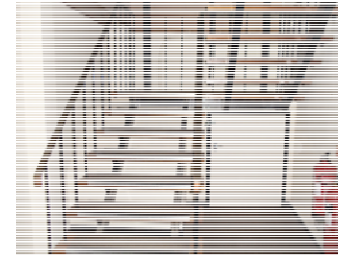
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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

Rear Extension

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Rear Extension

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
79	External	General roof overhaul, leadwork repairs, clearance of valley and gutters including safe access for working at height.	26	2	5000	1	2	B
80		External redecoration and timber treatment including safe access for working at height.	23	5	4250	3	3	B
81	Internal	Refurbishment of ground floor ladies and 1 st floor gent's toilets.	24, 25	4 + 5	15000	1	2	B
82		Replacement of worn floor finishes to offices and common areas	N/A	5	4000	2	2	B
83		Partial redecoration of offices and common areas.	N/A	5	3000 per year	2 + 3	2 + 3	B

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Rear Extension - Photographic Schedule



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Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Homefield House, Garage and Store

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
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Homefield House, Garage and Store

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
84	External	External redecoration of timberwork to garages/stores building including some replacement doors. External redecoration of windows and doors to house, redecoration of steel fire escape stairs and provision of anti-slip finish to treads and landing.	27, 28, 29	1	4000	1	2	B

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Homefield House Garage and Store - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

Bin Store

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Bin Store

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
85	External	Redecoration of timber and metalwork including repairs, replacement doors and fascias.	30	5	750	1	2	B

Epping Forest District Council Planned Maintenance Programme
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Bin Store - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

Electrical intake Pyramid Building

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Pyramid Building

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
86	General	Internal redecoration of walls, ceiling and generator exhaust system. External redecoration of soffits, general metalwork and flue pipework.	31, 32	5	1250	2	2	B

Epping Forest District Council Planned Maintenance Programme
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Pyramid Building - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

Hemnall Street Offices Epping

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
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Hemnall Street Offices Epping

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
87	General	Jet through all foul and surface water drains and carry out remedial works as necessary	N/A	5	750 per year	1 - 5	2 + 3	B
88	External	Prepare existing flat roof surfaces over reception area, entrance canopy and first floor fire escape and apply waterproof coating (including safe access for working at height).	33	2	6750	1	2	B
89		External redecoration to main building including rendered walls, timber work, windows and rooflights including various repairs and safe access for working at height.	36	5	10000 per year	1 + 4	2 + 3	B
90		External redecoration to single storey section of building including timber windows, doors and glazed walls at ground floor level including minor repairs and redecorate metal railings, handrails and bollards.	35	5	7000 per year	2 + 5	2 + 3	B
91		Overhaul/repair zinc wall cladding.	35	2	1000	2	2	B
92	Internal	Partial internal redecoration to offices and common areas	N/A	5	3000	2	2	B
93		Partial replacement of worn floor finishes to offices and common areas	N/A	5	2250	2	2	B

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Hemnall Street Offices Epping - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
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PROPERTY

63 The Broadway Loughton

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

63 The Broadway Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
94	Internal	Partial replacement of worn floor finishes to offices and common areas.	37	5 + 7	4250	2	2	B
95		Partial internal redecoration of offices and common areas.	38	5 + 7	3500	2	2	B
96		Replacement of obsolete suspended ceiling and associated light fittings.	39	5 + 7	10000	2	2	B

Epping Forest District Council Planned Maintenance Programme
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63 The Broadway Loughton - Photographic Schedule



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Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Waltham Abbey Town Hall

Information desk and finance cash office only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Waltham Abbey Town Hall

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
97	Internal	Redecorate previously painted surfaces	N/A	5	2500	5	3	B

DEPOTS

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Epping Depot 115 & R/O 125-127 High Street Epping

Buildings include: Upper depot stores buildings, upper depot offices, lower depot stores buildings, lower depot offices

Condition: B - Satisfactory



This property is currently under discussion for various forms of disposal or redevelopment. As such an allowance has been made for a basic standard of repair that meets health and safety requirements. Should that situation change and the property remains in the operational portfolio a more detailed survey would be required which may result in further works being identified with resultant cost implications.

**Epping Forest District Council Planned Maintenance Programme
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Epping Depot 115 & R/O 125-127 High Street Epping

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
98	General	Allow for a basic standard of repair that meets Health & Safety requirements	N/A	1 + 7	6500 per year	1 - 5	2 + 3	B
99		Renewal of gates to lower yard	40	5 + 7	2000	2	2	B

**Epping Forest District Council Planned Maintenance Programme
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Epping Depot 115 & R/O 125-127 High Street Epping - Photographic Schedule



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Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Langston Road Depot Loughton

Buildings include: 2 storey office block and attached single storey stores building, museum and refuse stores building, MOT workshops building

Condition: B - Satisfactory



This property is currently under discussion for various forms of disposal or redevelopment. As such an allowance has been made for a basic standard of repair that meets Health and Safety requirements. Should that situation change and the property remains in the operational portfolio a more detailed survey would be required which may result in further works being identified with resultant cost implications. Survey based on the assumption that the depot will be closed in 3 years.

**Epping Forest District Council Planned Maintenance Programme
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Langston Road Depot Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
100	General	Allow for a basic standard of repair that meets health and safety requirements	N/A	1	3750 per year	1 - 3	2 + 3	B
101		Environmental maintenance	N/A	5	500 per year	1 - 3	2 + 3	B
102	External	Redecoration and protection of bollards and RSJs	41	5	500	1	2	B
103		Redecoration of external fire escape stairs and provision of anti slip finish	42	1	2800	2	2	B
104		Redecoration of external doors including minor repairs	43	5	2000	1	2	B
105		Isolated areas of repointing and repairs to boundary walls and renewal of movement joints	44, 45	5	1500	1	2	B
106	Internal	Partial redecoration of internal common areas	46	5	5000	1	2	B
107		Clean and change lights in store areas	N/A	1	1000	1	2	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Langston Road Depot Loughton - Photographic Schedule



41



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43



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45



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**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Parks DSO Depot Adjacent Ongar Leisure Centre
Storage Sheds 1 and 2

Condition: B - Satisfactory



No planned maintenance works proposed.

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Townmead Depot Waltham Abbey

Buildings include: Block 1 - Gatehouse; Blocks 2 + 3 - Garages; Blocks 4 + 5 - Garages; Blocks 6 + 7 - Garages; Blocks 8 + 9 - Garages; Blocks 10 – 18 - Garages; Block 19 - Open Yard; Block 20 - Garage; Block 21 - Mess Room; Blocks 22 -27 - Garages; Block 28 - Stores; Block 29 - Stores; External areas

Condition: C - Poor



This property is currently under discussion for various forms of disposal or redevelopment. As such an allowance has been made for a basic standard of repair that meets health and safety requirements. Should that situation change and the property remains in the operational portfolio a more detailed survey would be required which may result in further works being identified with resultant cost implications.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Townmead Depot Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
108	General	Allow for a basic standard of repair that meets health and safety requirements.	N/A	1	3000 per year	1 - 5	2 + 3	C
109	External	Environmental maintenance	51	5	1200 per year	1 - 5	2 + 3	C
110		Clearance of vegetation and silt from Collara Brook	48	1	2500 per year	1 - 5	2 + 3	C
111		Repair and resurfacing of yard and road way areas	49, 50	1	12000	1	2	C
112		Prepare and redecorate, including minor repairs, timber and metalwork (including safe access for working at height)	47	5	5500	3	3	C

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Townmead Depot Waltham Abbey - Photographic Schedule



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NORTH WEALD AIRFIELD

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

North Weald Airfield

- Gatehouse
- Control Tower
- Building 240 (Fire Station)
- Archive Store / Electrical Intake
- Gymnastics Centre (Structure, external & roof only)
- Annexe to Hangar 1
- Toilet Blocks
- Building 66

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Gatehouse

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Gatehouse

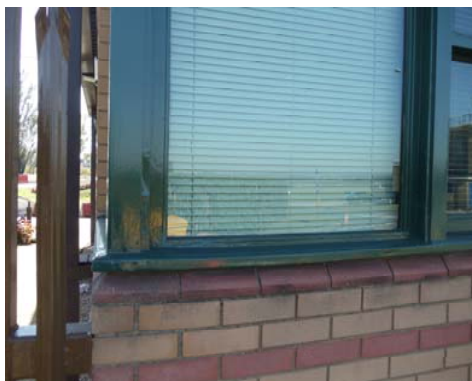
Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
113	External	External redecoration and timber treatment	52, 53	5	2250	2	2	B
114	Internal	Internal redecoration of offices and common areas.	N/A	5	3500	2	2	B
115		Overhaul ceilings throughout	54	5	1500	2	2	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

North Weald Airfield - Gatehouse - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Control Tower

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Control Tower

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
116	External	Prepare existing flat roof surfaces and apply waterproof coating (including safe access for working at height) around glazed tower area including upstand to glazing	55	1	5500	1	2	B
117		Replace areas of broken glass	56	1	10000	1	2	B
118		Upgrade antiquated vertical means of escape ladders and provide guarding to roof to comply with Health & Safety standards.	N/A	1	7500	2	2	B
119		External redecoration to concrete, masonry and metalwork including safe access for working at height	N/A	5	5000	2	2	B
120		Provide disabled ramp and enlarge door to comply with current legislation.	57	1	6500	1	2	B
121	Internal	Partial internal redecoration of offices and common areas	N/A	5	4000	3	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

North Weald Airfield - Control Tower - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Building 240 (Fire Station)

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Building 240 (Fire Station)

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
122	External	Overlay existing felted flat roof and redecorate external areas and include safe access for working at height	59	2	6750	2	2	B
123	Internal	Internal redecoration of toilet and lobby areas	58	5	800	1	2	B
124		Clean and change lights including safe access for working at height	60	1	750	3	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

North Weald Airfield - Building 240 (Fire station) - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Archive Store / Electrical Intake

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Archive Store / Electrical Intake

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
125	External	Isolated repointing to external walls	N/A	5	1000	2	2	B
126		Preservative treatment and redecoration to external fascias, soffits, doors and panels	N/A	5	2750 per Year	2 + 5	2 + 3	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Gymnastics Centre
Structure, external and roof only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Gymnastics Centre

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
127	External	Maintenance of fire escape routes including clearance of vegetation	61	1	300 per year	1 - 5	2 + 3	B
128		Clear all gulleys and drainage channels to car park areas and jet through surface water drainage	N/A	5	250 per year	1, 3 + 5	2 + 3	B
129		Preservative treatment to timber oil storage tank enclosure	62	5	600 per year	2 + 5	2 + 3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

North Weald Airfield - Gymnastics Centre - Photographic Schedule



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**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Annexe to Hangar 1
(Structure and external fabric only)

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Annexe to Hangar 1

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
130	External	Overhaul roof	64	2	4750	1	2	B
131		Clear and renew damaged rainwater goods.	63	2	1000	1	2	B
132		Redecorate all external finishes	65	5	3000	3	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

North Weald Airfield - Annexe to Hangar 1 - Photographic Schedule



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64



65

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Toilet Blocks (Market apron, North end and adj hangar 2)

Condition: B - Satisfactory



No planned maintenance works proposed.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Property

North Weald Airfield - Building No. 66

Condition: B - Satisfactory



This property is unlet at the moment and has only been inspected for Health & Safety issues.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

North Weald Airfield - Building No. 66

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
133	General	Allow for securing and boarding property including the cutting off of any services and minor roof repairs	66	1	2250	1	2	B

North Weald Airfield - Building No 66 - Photographic Schedule



66

OTHER BUILDINGS

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Nursery Pyrles Lane Loughton

Buildings, include: Office, Potting Shed, Shower, Toilet Building, Cambridge Greenhouse, Clearspan Greenhouse, Solspan Greenhouse 1, Solspan Greenhouse 2, Potstore, Boiler House, Propagating House, Staff Room, Portakabin, Shed, Garages, Store Sheds, External Areas

Condition: C - Poor



This property is currently under discussion for various forms of disposal or redevelopment. As such an allowance has been made for a basic standard of repair that meets Health and Safety requirements. Should that situation change and the property remains in the operational portfolio a more detailed survey would be required which may result in further works being identified with resultant cost implications.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Nursery, Pyrles Lane Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
134	General	Allow for a basic standard of repair that meets health and safety requirements.	N/A	1	3000 per year	1 - 5	2 + 3	C
135		Replacement pipework	N/A	2	3000	1	2	C

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

PROPERTY

Museum 39 - 41 Sun Street Waltham Abbey

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Museum 39 - 41 Sun Street Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
136	External	Replacement of decayed timber dormer to garden elevation including safe access for working at height. (Gain access and clear debris from central roof valley at the same time)	67	2	2200	1	2	B
137		Prepare and redecorate front and side elevations facing Sun Street and garden, including minor repairs, rendered walls, timber and metalwork (including safe access for working at height)	69	5	5000	3	3	B
138		External redecoration of rear elevations and extension and redecoration of spiral steel fire escape stairs and provision of anti slip finish to treads and landing (including safe access for working at height)	70, 71	1	5000	1	2	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Museum 39 - 41 Sun Street Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
139	Internal	Partial replacement of worn floor finishes to offices and public areas.	68	5	2000 per year	2 + 4	2 + 3	B
140		Allow for maintenance of ageing boiler.	N/A	5	500 per year	1 - 5	2 + 3	B
141		Sand and reseal timber flooring to public areas.	72	5	2500	2	2	B
142		Partial redecoration of offices and public areas.	68	5	3000 per year	2 + 4	2 + 3	B
143		Improvements to lighting installations and controls	N/A	4	2500	2	2	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Museum 39 - 41 Sun Street Waltham Abbey - Photographic Schedule



67



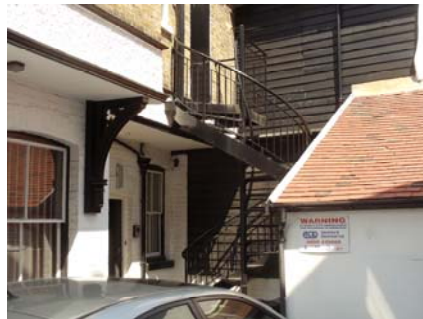
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69



70



71



72

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Limes Farm Hall Chigwell

Condition: TBA



Awaiting completion of refurbishment works before determining the extent of planned maintenance requirements

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Limes Farm Multi Use Games Area

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Limes Farm Multi Use Games Area

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
144	General	Clear all gulleys and jet through surface water drains.	N/A	5	150	1 - 5	2 + 3	B
145		Clean and change lamps to floodlights including safe access for working at height.	73	1	1250	2	2	B

Limes Farm Multi Use Games Area - Photographic Schedule



PROPERTY

Public Toilet High Street Ongar

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Public Toilet High Street Ongar

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
146	General	Jet through foul water drainage system		5	150 per year	1 - 5	2 + 3	B
147	General	Prepare and redecorate all timber and metalwork surfaces.		5	1500	2	2	B
148	General	Prepare and redecorate ceilings		5	1000	2	2	B

INDUSTRIAL ESTATES

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Brooker Road Industrial Estate Waltham Abbey

Non public highway roads and turning square, some footpaths and verges only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Brooker Road Industrial Estate Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
149	External	Environmental maintenance	N/A	5	2800 per year	1 - 5	2 + 3	B
150	External	Patch repair surfacing and white line lower end car park	77	1	4750	2	2	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Brooker Road Industrial Estate Waltham Abbey - Photographic Schedule



74



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76



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PROPERTY

148 Brooker Road Industrial Estate Waltham Abbey

Condition: TBA



The use of this property is currently under discussion, when this is decided a detailed survey can be carried out to ascertain maintenance works required.

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Oakwood Hill Workshop Units Loughton

Buildings include single storey units 22 - 27 and two storey units 28 - 39:- External and common areas only including lift, lift motor room, bin store, electrical cupboard, staircases and walkways

Condition: C - Poor



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Oakwood Hill Workshop Units Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
151	External	Environmental maintenance	N/A	5	1500 per year	1 - 5	2 + 3	C
152		Electro hydraulic lift installation, To refurbish and provide DDA and safety compliant upgrades to current regulations and as recommended by the councils insurers.	N/A	1	70000	4	3	C
153		Re-roofing all units including safe access for working at height and removal of asbestos. See separate report.	78					
154		External redecoration of timberwork, metal walkway railings and roadside railings, including minor repairs and some repointing to roadside wall.	79	5	4500	3	3	C
155		Clear all debris from surface water drainage channels and jet through all drains.	N/A	5	1000	3	3	C

Oakwood Hill Workshop Units Loughton - Photographic Schedule



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LEISURE CENTRES

PROPERTY

Epping Sports Centre

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Epping Sports Centre

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
156	External	Clear all gullies and jet through surface water drains to car park and walkway	N/A	5	750 per year	1 - 5	2 + 3	B
157		Prepare and redecorate including minor repairs, rendered walls (including safe access for working at height)	80	5	2500 per year	1 + 4	2 + 3	B
158		Redecoration of fire escape stairs and provision of anti slip finish	81, 82, 83	1	1500	1	2	B
159		Replace any timber doors, windows, cladding etc and decorate as necessary	84	5	3000	1	2	B
160		Renew doors to water tank room on roof including minor repairs	N/A	5	1200	1	2	B
161		Overhaul/repair zinc cladding	84, 85	2	1750	2	2	B
162		Resurface car park including reline marking.	86	2	12000	2	2	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Epping Sports Centre - Photographic Schedule



80



81



82



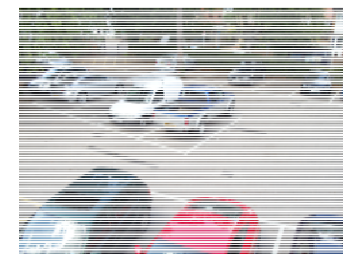
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86

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Loughton Leisure Centre

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Loughton Leisure Centre

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
163	External	Clear all gulleys and jet through surface water drains to yards, car park and walkway	N/A	5	750 per year	1 - 5	2 + 3	B
164		General overhaul of upstands, flashings details and fixings	87	5	4000 per year	2 + 4	2 + 3	B
165		Prepare and apply preservative treatment to windows and doors of Octagon Building	88	5	1000 per year	1 + 4	2 + 3	B
166		Clear and restore stained blockwork and reconstituted stone including safe access or working at height	89, 90	5	7000	2	2	B
167		Prepare and redecorate railings to yard/access road	90	5	1200	3	3	B
168		Prepare and redecorate steel columns, beams and tie bars above main entrance including safe access for working at height	91	5	2800	3	3	B
169		Prepare and apply decorative preservative treatment to exposed sections of timber Glulam beams and plant room doors and varnish to fitness studio guardrails including safe access for working at height	92	5	5000	3	3	B
170		Renew perishing movement joints to external walls and around penetrations into building	93	5	5250	3	3	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Loughton Leisure Centre - Photographic Schedule



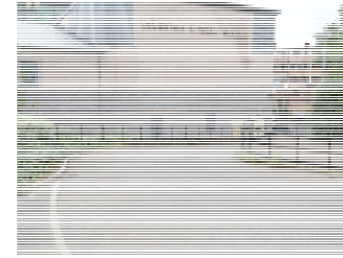
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88



89



90



91



92



93

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Ongar Leisure Centre

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Ongar Leisure Centre

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
171	External	Clear all gulleys and jet through surface water drains to yards, car parks and walkways including emptying petrol interceptors and cleaning filters	N/A	5	1750 per year	1 - 5	2 + 3	B
172		Isolated lamp replacements to street lights	94	1	500 per year	1,3 + 4	2 + 3	B
173		Service and clean street lights and replace lamps	94	1	1500 per year	2 + 5	2 + 3	B
174		Isolated patching and repairs of roof copings, movement joints. Note: This roof will need renewing to the same standard as Waltham Abbey in the next 5 year programme	N/A	2	4500 per year	1,3 + 5	2 + 3	B
175		Reline marking to car park areas	96	5	4250	3	3	B
176		Prepare and apply preservative treatment to windows, doors and cladding (some windows and cladding to be renewed) including safe access for working at height	95, 97	5	3750 per year	2 + 5	2 + 3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Ongar Leisure Centre - Photographic Schedule



94



95



96



97

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Waltham Abbey Swimming Pool

Condition: C - Poor



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Waltham Abbey Swimming Pool

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
177	External	Redecorate masonry wall to main entrance	98	5	500 per year	1 - 5	2 + 3	C
178		Clear all galleys and jet through surface water drains to car park and walkways	N/A	5	750 per year	1 - 5	2 + 3	C
179		Renewal of failing flat roof coverings to main pool, teaching pool, plant room, garage, changing rooms and reception/office areas, including decking, insulation and rainwater outlets (see separate report)	100					
180		Professional fees for item 179 (see separate report)						
181		Resurface car park and access road including line remarking	N/A	2	34000	2	2	C
182		Redecorate all previously painted surfaces including fascias, soffits, timber and metalwork including safe access for working at height	N/A	5	5750	3	3	C

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Waltham Abbey Swimming Pool

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
183	External	Upgrading of footpath from rear fire exits	N/A	1	3000	2	2	C
184		Renewal of failed window gaskets to high level pool areas and renewal of perished mastic to frames	101	2	3000	1	2	C
185		Replace remaining part of decayed timber cladding with UPVC to underside of front elevation canopy	99, 102	5	2250	1	2	C
186		Preservative treatment to fences and gates	103	5	2750	2	2	C

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Waltham Abbey Swimming Pool - Photographic Schedule



98



99



100



101



102



103

SHOPS

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

58 - 76 Borders Lane Loughton

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

58 - 76 Borders Lane Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
187	General	Environmental Maintenance	N/A	5	800 per year	1 - 5	2 + 3	B
188		Jet through foul drains to front of shops and to manholes in premises	N/A	5	750 per year	1 - 5	2 + 3	B
189		External redecoration of extensions and exposed low level timber and metalwork to rear of parade	N/A	5	2500 per year	2 + 4	2 + 3	B
190		Clean and change lamps to wall mounted fittings	N/A	1	500	3	3	B
191	Flat roofs	Prepare existing flat roof surfaces and apply waterproof coating (including safe access for working at height)	104	2	8750	1	2	B
192	Rear yard brick wall	Partial repointing of brick wall enclosing rear yards including minor repairs as necessary	105	5	4000	2	2	B

PROPERTY

58 - 76 Borders Lane Loughton - Photographic Schedule



104



105

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

24 - 25 Fir Trees Abridge

Condition: B - Satisfactory



No planned maintenance works proposed

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

1 - 12 Hillhouse Waltham Abbey

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

1 - 12 Hillhouse Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
193	External	Clear all gulleys and jet through surface water drains to yards, car park and walkways.	N/A	5	500 per year	1 - 5	2 + 3	B
194		Overlay 3no cracked asphalt roofs to rear extensions.	106, 107	2	6250	2	2	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

1 - 12 Hillhouse Waltham Abbey - Photographic Schedule



106



107

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

548 - 562 Limes Avenue Chigwell

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

548 - 562 Limes Avenue Chigwell

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
195	General	Pressure washing and general maintenance of undercover paved areas and environmental maintenance to yard, car park and walkways	110	1	2500 per year	1 - 5	2 + 3	B
196		Clear all gulleys and jet through foul and surface water drains to yard, car park and under cover walkway	N/A	5	750 per year	1 - 5	2 + 3	B
197	Car park	Re-line and mark faded bay and symbols to car park	109	2	500	1	2	B
198	Undercover walkway	Redecoration of walls, ceilings, gates and railings to undercover walkway	110	5	2000	2 + 4	2 + 3	B
199	Canopy	Clean and change lamps under canopy	111	1	500	2	2	B
200	Flat roofs	Prepare existing flat roof to small rear extension and apply waterproof coating (including safe access for working at height)	108	2	1500	1	2	B
201		Carry out isolated repairs to flat roof areas including fascias, soffits and edge trims (including safe access for working at height)	113	5	3000	3	3	B
202		Replacement of 3 No roof domes (12 No rooflights to walkway and removal of associated asbestos upstands)	112	5	18000	3	3	B
203	Rear Yard	Resurface rear yard	114, 115	5	6000	5	3	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

548 - 562 Limes Avenue Chigwell - Photographic Schedule



108



109

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

548 - 562 Limes Avenue Chigwell - Photographic Schedule



110



111

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

548 - 562 Limes Avenue Chigwell - Photographic Schedule



112



113

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

548 - 562 Limes Avenue Chigwell - Photographic Schedule



114



115

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

6 and 7 Longcroft Rise Loughton

Condition: B - Satisfactory



No planned maintenance works proposed.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

142 - 164 Loughton Way Buckhurst Hill

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

142 - 164 Loughton Way Buckhurst Hill

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
204	General	Environmental maintenance	N/A	5	400	1 - 5	2 + 3	B
205	Fences and Gates	Preservative treatment to fences and gates	116	5	2000	3	3	B

142 - 164 Loughton Way Buckhurst Hill - Photographic Schedule



116

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

1, 4, 5 and 8 Lower Queens Road Buckhurst Hill

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

1, 4, 5 and 8 Lower Queens Road Buckhurst Hill

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
206	External	Redecoration of walls, ceilings and metalwork to undercover walkway and railings to side of parade	117	5	800 per year	2 + 4	2 + 3	B
207		Clean and change lamps to wall and ceiling mounted light fittings	117	1	500	3	3	B

1, 4, 5 and 8 Lower Queens Road Buckhurst Hill - Photographic Schedule



117

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

15 - 19 Market Square Waltham Abbey

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

15 - 19 Market Square Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
208	External	Clear all gulleys and jet through surface water and foul drains to yard and paved areas	N/A	5	400 per year	1 - 5	2 + 3	B
209		Repaint canopy and clean and change lamps.	118	1	1750	2	2	B

15 - 19 Market Square Waltham Abbey - Photographic Schedule



118

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

28 - 31 Parklands Coopersale

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

28- 31 Parklands Coopersale

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
210	General	Environmental Maintenance	N/A	5	300 per year	1 - 5	2 + 3	B
211		Clear all gulleys and jet through surface water and foul drains to yard and paved areas	N/A	5	250 per year	1 - 5	2 + 3	B
212	Front Canopy	Redecoration of front canopy and common areas	119	5	4750	4	3	B
213		Clean and change lamps under canopy and to floodlights	119, 120	1	400	3	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

28 - 31 Parklands Coopersale - Photographic Schedule



119



120

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

34 - 52 Pyrles Lane Loughton

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

34 - 52 Pyrles Lane Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
214	External	Preservative treatment to fences and gates and redecoration of garage doors.	121	5	3000	2	2	B
215		Overlay cracked asphalt roofs to rear extensions.	122	2	4000	3	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

34 - 52 Pyrles Lane, Loughton - Photographic Schedule



121



122

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

74 - 82 Roundhills Waltham Abbey

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

74 - 82 Roundhills Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
216	Car Park	Reline faded parking bays and symbols to car park	123	2	500	1	2	B
217	External	Clean and change lamps under canopy, floodlight and yard lighting	124	1	600	2	2	B
218		Redecoration of front canopy, staircase elevation, bollards and barriers	124	5	2500	3	3	B
219		Mineral cap sheet overlay to front canopy felt roof including safe access for working at height	N/A	5	5000	5	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

74 - 82 Roundhills Waltham Abbey - Photographic Schedule



123



124

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

20, 24, 28 and 32 St Peter's Avenue Ongar

Condition: TBA



Landlord's responsibilities are currently under investigation - Further survey to follow if required.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

11 - 73 and 12 - 82 The Broadway Loughton

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

11 - 73 and 12 - 82 The Broadway Loughton

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
220	General	Redecoration of undercover walkway, balcony fascias and tiled frontages	125	5	15000	1	2	B
221		Environmental maintenance	126, 127	5	2250 per year	1 - 5	2 + 3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

11 - 73 and 12 - 82 The Broadway Loughton - Photographic Schedule



125



126



127

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

48 - 50 The Street High Ongar

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

48 - 50 The Street High Ongar

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
222	External	External decoration, including minor overhaul of roof and antislip coating to stairs to include safe access for working at height	128, 129	1	6250	2	2	B

48 - 50 The Street High Ongar - Photographic Schedule



128



129

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

113 - 123 Upshire Road Waltham Abbey

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

113 - 123 Upshire Road Waltham Abbey

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
223	Fences and gates	Preservative treatment to fences and gates	130	5	1000	1	2	B

113 - 123 Upshire Road, Waltham Abbey - Photographic Schedule



130

MISCELLANEOUS

PROPERTY

All Saints Closed Churchyard

External grounds maintenance only

Condition: N/A



No planned maintenance works proposed.

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Chigwell Row Recreation Ground

Footpaths, fencing, gates, car park, decoration, tennis courts - surfacing only

Condition: B - Satisfactory



Environment & Street Scene Directorate advise that the Council has a duty under the Open Spaces Act 1906 to maintain and keep local authority owned open space in a good and decent state. This situation occurs at Chigwell Row Recreation Ground. At this location, grounds maintenance is undertaken by Parks DSO. Environment & Street Scene Officers advise that non grounds maintenance i.e. footpaths, fences, courts etc. fall within the remit of Facilities Management.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Chigwell Row Recreation Ground

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
224	Footpaths and car park	Renewal of bitumen seals between concrete bays to footpaths and car park, including minor concrete repairs	133	1	8000	2	2	B
225		Replacement of failed and damaged concrete path adjacent court area including provision of access route for contractors vehicles	134	1	15000	2	2	B
226		Renewal of timber kick boards to court areas and replacement of 2No timber gates and posts at entrance area	131, 132	5	5000	4	3	B

Epping Forest District Council Planned Maintenance Programme
2012 - 2017

Chigwell Row Recreation Ground - Photographic Schedule



131



132



133



134

PROPERTY

Dentist Surgery - 83 Loughton Way Buckhurst Hill

Landlord's lease responsibilities: structure, roof and external decoration only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Dentist Surgery - 83 Loughton Way Buckhurst Hill

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
227	General	Partial repointing of external walls and external decoration including safe access for working at height	135, 136	1	3250	2	2	B

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Dentist Surgery - 83 Loughton Way Buckhurst Hill - Photographic Schedule



135



136

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Doctors Surgery - 63 Wellfields Loughton

Landlord's lease responsibilities: structure and roof only

Condition: B - Satisfactory



No planned maintenance works proposed.

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Doctors Surgery - 70 Wellfields Loughton

Landlord's lease responsibilities: main roof only

Condition: B - Satisfactory



No planned maintenance works proposed.

Epping Forest District Council Planned Maintenance Programme 2012 - 2017

PROPERTY

Doctors Surgery 17/18 Maynard Court

Landlord's lease responsibilities: main structure

Note: The property comprises two flats on the ground floor of a housing block.

Condition: B - Satisfactory



No planned maintenance works proposed.

GENERAL IMPROVEMENT AREAS (GIAS)

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

PROPERTY

Alfred Road General Improvement Area

Pumping chamber, service roads, footpaths, verges and drainage only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Alfred Road General Improvement Area

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
228	General	Environmental maintenance	N/A	5	1500 per year	1 - 5	2 + 3	B
229		Clear all gulleys and jet through surface water drains to road areas	N/A	5	500 per year	1 - 5	2 + 3	B

PROPERTY

Woollard Street General Improvement Area

Service roads, footpaths, verges and drainage only

Condition: B - Satisfactory



**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Woollard Street General Improvement Area

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
230	General	Environmental maintenance.	N/A	5	500 per year	1 - 5	2 + 3	B

ENVIRONMENTAL IMPROVEMENT SCHEMES

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Environmental Improvement Schemes

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
231	Upshire Road	Improvement scheme	N/A	5	65000	1	N/A	N/A
232	General	Scheme to be identified	N/A	5	121000	1	N/A	N/A
233	General	Scheme to be identified	N/A	5	100000	2	N/A	N/A
234	General	Scheme to be identified	N/A	5	100000	3	N/A	N/A

HEALTH & SAFETY WORKS

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Health and Safety Works

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
235	General	Public building electrical testing, emergency lighting testing, fire alarm testing, fire precaution requirements, fire fighting equipment servicing, asbestos management, water treatment works, amendments to statutory regulations.	N/A	1	8000 per year	1 - 5	1	N/A

EMERGENCY REPAIRS

**Epping Forest District Council Planned Maintenance Programme
2012 - 2017**

Emergency Repairs

Item	Location/Description	Remedial Action/Comments	Photo	Status Definitions	Cost/£	Year	Priority Rating	Condition Rating
236	General	Unforeseen works	N/A	1	5000 per year	1 - 5	1	N/A

APPENDIX 1

COST SUMMARY

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
1 - 4	Main Civic Offices Electrical Projects	Electrical load management	2 + 3	10000	20000	10000	10000		50000
5		Replacement generator	2					53000	53000
6 - 8		Fire alarm – New loops and cards	1 + 3			21000	41000	21000	83000
9 - 10		Fire alarm – New smoke and heat detection	1 + 3				12500	12500	25000
11		Fire alarm – Replacement smoke and heat detection Loop 1	1 + 3	8000					8000
12		Fire alarm – Replacement smoke and heat detection Loop 2	1 + 3		8500				8500
13		Fire alarm – Replacement smoke and heat detection Loops 4 and 5	1 + 3			10000			10000
14		Fire alarm – Replacement smoke and heat detection Loop 3	1 + 3				2000		2000
15		Lighting control conversion	1 + 3	22000					22000
16 - 17		Lighting bulk clean and change	2		12000			5000	17000
18 - 19		Replacement light fittings	2 + 3	14000	10000				24000
20 - 24		Rectification of lighting cable deficiencies	2 + 3	5000	5000	5000	5000	5000	25000
25 - 29		Emergency replacement lighting	1	5000	5000	5000	5000	5000	25000
30		Statutory testing of electrical installation – Rectification of defects	1 + 3	4000					4000
31 - 32		Statutory testing of portable and transportable appliances	1		10000		11000		21000
33		Replacement car park barriers	5		6000				6000
34		UPS maintenance and battery replacement	2					2500	2500
35		Energy conservation – provision of PFC	4		8000				8000
36		Energy conservation – provision of voltage regulation equipment	4		8000				8000
37		Trend – Interface upgrade	4			5000			5000
38		Daikin – Interface upgrade	4			8500			8500

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)
Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
39	Main Civic Offices Mechanical Projects	Replacement of heating boiler No 2	2 + 3	25000					25000
40		Conder toilets mechanical upgrade works	1	16000					16000
41		Replacement TRVs to radiators	3	9000					9000
42		Main MWS smart metering	4		8000				8000
43 - 44		Extract air handling units replacement	2		11000		13000		24000
45		Rear extension – Removal of cold water tank and conversion to mains water	5		4000				4000
46		Smart metering software conversion	4		5000				5000
47		Computer Suite 1 – Replacement AC units	2			30000			30000
48		Boiler House – Replacement pumps	2 + 4			25000			25000
49		Plant Room 3 – Replacement supply/extract fans	2 + 4				30000		30000
50		Plant Room 2 – Replacement supply/extract fans	2 + 4					20000	20000
51		Computer Suite 2 – Replacement AC units	2					35000	35000
52		Cash Suite – Air handling unit	2					8000	8000
53	Main Civic Offices Group Projects	Main roof access – Provision of safe working	1	19000					19000
54 - 55		Conder Building – Ceiling replacement and cable management	3	20000	20000				40000
56		Homefield House – Upgrades to power, lighting and fire alarm	2				20000		20000
57		Homefield House – Boiler upgrade	4				8000		8000
58	Main Civic Offices External	Brickwork and hopper repairs	5	8000					8000
59		Redecoration of general metalwork	5	5000				5000	10000
60		General redecoration of timber	5		4000		4000		8000
61		Reline marking of car parks	2	3000					3000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)
Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
62		Specialist cleaning of stonework	5	10000			10000		20000
63		Jet through all foul and surface water drains	5				4500		4500
64	Main Civic Offices Internal	Partial replacement of worn floors	5	1000	1000	1000	1000	1000	5000
65		Partial redecoration of offices	5	6000	6000	6000	6000	6000	30000
66		Redecoration of staircases	5	7000					7000
67		Renewal and repair of window blinds	5				4000		4000
68		Redecorate committee rooms 1 + 2	5		1500		1500		3000
69		Renew 1st floor carpets	5		4000				4000
70		Renew floor mats to all entrances	5			1650			1650
71		Repaint/decorate recreation Room	5				1250		1250
72	323 House External	Replacement of decaying/leaking rainwater goods	2		11250				11250
73		Redecoration of windows/doors	2		2600				2600
74	Conder Building External	Replacement of degraded felt in gutters, redecorate soffits/fascias, clear out gutters and replace slates	2		22500				22500
75	Conder Building Internal	Partial replacement of suspended ceilings	5	5250	5250	5250	5250	5250	26250
76		Partial replacement of worn floors	5	3750	3750	3750	3750	3750	18750
77		Partial redecoration of offices	5	4000	4000	4000	4000	4000	20000
78		Redecoration of rear staircase	5		1700				1700
79	Rear Extension External	General roof overhaul	2	5000					5000
80		Redecoration and timber treatment	5			4250			4250
81	Rear Extension Internal	Refurbishment of ground floor ladies and 1st floor gents toilets	4 + 5	15000					15000
82		Replacement of worn floor	5		4000				4000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
83		Partial redecoration of offices	5		3000	3000			6000
84	Homefield House, Garage and Store External	Redecoration of timberwork / windows / doors / steel fire escape, provision of anti-slip treads	1	4000					4000
85	Bin Store External	Redecoration of timber and metalwork	5	750					750
86	Pyramid Building	External and internal redecoration	5		1250				1250
		SUB TOTAL £		234750	216300	148400	202750	192000	994200
87	Hemnall Street Offices, Epping External	Jet through foul and surface water drains	5	750	750	750	750	750	3750
88		Prepare existing flat roof surfaces	2	6750					6750
89		Redecoration to main building	5	10000			10000		20000
90		Redecoration to single storey	5		7000			7000	14000
91		Overhaul/repair zinc wall cladding	2		1000				1000
92	Hemnall Street Offices, Epping Internal	Partial redecoration to offices	5		3000				3000
93		Partial replacement of worn floors	5		2250				2250
		SUB TOTAL £		17500	14000	750	10750	7750	50750
94	63 The Broadway, Loughton Internal	Partial replacement of worn floors	5 + 7		4250				4250
95		Partial redecoration of offices	5 + 7		3500				3500
96		Replacement of obsolete suspended ceiling/light fittings	5 + 7		10000				10000
		SUB TOTAL £		0	17750	0	0	0	17750
97	Waltham Abbey Town Hall Internal	Redecorate painted surfaces	5					2500	2500

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
		SUB TOTAL £		0	0	0	0	2500	2500
98	Epping Depot 115 + R/O 125-127 High Street, Epping General	Basic standard of repair – Health and safety requirements	1 + 7	6500	6500	6500	6500	6500	32500
99		Renewal of gates to lower yard	5 + 7		2000				2000
		SUB TOTAL £		6500	8500	6500	6500	6500	34500
100	Langston Road Depot, Loughton General	Basic standard of repair – Health and safety requirements	1	3750	3750	3750			11250
101		Environmental Maintenance	5	500	500	500			1500
102	Langston Road Depot, Loughton External	Redecoration/protection of bollards and RSJ's	5	500					500
103		Redecoration of fire escape stairs/provision of anti-slip finish	1		2800				2800
104		Redecoration/repair of external doors	5	2000					2000
105		Repointing/repairs to boundary walls/renewal of movement joints	5	1500					1500
106	Langston Road Depot, Loughton Internal	Partial redecoration	5	5000					5000
107		Clean/change lights in store areas	1	1000					1000
		SUB TOTAL £		14250	7050	4250	0	0	25550
108	Townmead Depot, Waltham Abbey General	Basic standard of repair – Health and safety requirements	1	3000	3000	3000	3000	3000	15000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)									
Programme Summary									
Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
109	Townmead Depot, Waltham Abbey External	Environmental maintenance	5	1200	1200	1200	1200	1200	6000
110		Clearance of vegetation and silt from Collara Brook	1	2500	2500	2500	2500	2500	12500
111		Repair/resurfacing of yard and road way	1	12000					12000
112		Redecorate including minor repairs, timber and metalwork	5			5500			5500
		SUB TOTAL £		18700	6700	12200	6700	6700	51000
113	North Weald Airfield Gatehouse External	Redecoration and timber treatment	5		2250				2250
114	North Weald Airfield Gatehouse Internal	Redecoration of offices	5		3500				3500
115		Overhaul Ceilings	5		1500				1500
116	North Weald Airfield Control Tower External	Prepare flat roof surfaces and apply waterproof coating	1	5500					5500
117		Replace areas of broken glass	1	10000					10000
118		Upgrade vertical escape ladders and provide guarding to roof	1		7500				7500
119		Redecoration to concrete masonry/metalwork	5		5000				5000
120		Provide disabled ramp and enlarge door	1	6500					6500

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
121	North Weald Airfield Control Tower Internal	Partial redecoration of offices	5			4000			4000
122	North Weald Airfield Building 240 – Fire Station External	Overlay existing felted flat roof	2		6750				6750
123	North Weald Airfield Building 240 – Fire Station Internal	Redecoration of toilet/lobby	5	800					800
124		Clean and change lights	1			750			750
125	North Weald Airfield Archive Store / Electrical Intake External	Repointing to external walls	5		1000				1000
126		Preservative treatment/redecoration to external fascias, etc	5		2750			2750	5500
127	North Weald Airfield Gymnastics Centre External	Maintenance of fire escape	1	300	300	300	300	300	1500
128		Clear gullies and drainage channels to car park	5	250		250		250	750

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
129		Preservation treatment to timber oil storage tank	5		600			600	1200
130	North Weald Airfield Annexe to Hangar 1 External	Overhaul roof	2	4750					4750
131		Clear and renew damaged rainwater goods	2	1000					1000
132		Redecorate external finishes	5			3000			3000
133	North Weald Airfield Building No 66 General	Securing/boarding of property, cutting off of any services and minor roof repairs	1	2250					2250
		SUB TOTAL £		31350	31150	8300	300	3900	75000
134	Nursery, Pyrles Lane, Loughton General	Basic standard of repair – Health and safety requirements	1	3000	3000	3000	3000	3000	15000
135	Nursery, Pyrles Lane, Loughton Internal	Replacement pipework	2	3000					3000
		SUB TOTAL £		6000	3000	3000	3000	3000	18000
136	Museum 39 – 41 Sun Street, Waltham Abbey External	Replacement of timber dormer	2	2200					2200
137		Redecorate front/side elevations	5			5000			5000
138		Redecoration of rear elevations/extension, spiral steel fire escape stairs	1	5000					5000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
139	Museum 39 – 41 Sun Street, Waltham Abbey Internal	Replacement of worn floors	5		2000		2000		4000
140		Maintenance of boiler	5	500	500	500	500	500	2500
141		Sand and reseal timber flooring	5		2500				2500
142		Redecoration of offices	5		3000		3000		6000
143		Improvements to lighting installations and controls	4		2500				2500
		SUB TOTAL £		7700	10500	5500	5500	500	29700
144	Limes Farm Multi Use Games Area General	Clear gullies and jet through surface water drains	5	150	150	150	150	150	750
145		Clean and change lamps to floodlights	1		1250				1250
		SUB TOTAL £		150	1400	150	150	150	2000
146	Public Toilet High Street, Ongar General	Jet through foul water drainage system	5	150	150	150	150	150	750
147		Redecorate timber and metalwork	5		1500				1500
148		Redecorate ceilings	5		1000				1000
		SUB TOTAL £		150	2650	150	150	150	3250
149	Brooker Road Industrial Estate External	Environmental maintenance	5	2800	2800	2800	2800	2800	14000
150		Patch repair and white line lower end car park	1		4750				4750
		SUB TOTAL £		2800	7550	2800	2800	2800	18750
151	Oakwood Hill Industrial Estate External	Environmental maintenance	5	1500	1500	1500	1500	1500	7500

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
152		Electro-hydraulic lift installation	1				70000		70000
154		Redecoration of timberwork and metal walkway	5			4500			4500
155		Clear debris from surface water drainage channels/drains	5			1000			1000
		SUB TOTAL £		1500	1500	7000	71500	1500	83000
156	Epping Sports Centre External	Clear gullies and jet through surface water drains to car park/walkway	5	750	750	750	750	750	3750
157		Redecorate including minor repairs	5	2500			2500		5000
158		Redecoration of fire escape stairs and provision of anti-slip finish	1	1500					1500
159		Replace timber doors, windows, cladding, etc and decorate	5	3000					3000
160		Renew doors to water tank on roof and minor repairs	5	1200					1200
161		Overhaul/repair zinc wall cladding	2		1750				1750
162		Resurface car park including reline/markings	2		12000				12000
		SUB TOTAL £		8950	14500	750	3250	750	28200
163	Loughton Leisure Centre External	Clear gullies and jet through surface water drains	5	750	750	750	750	750	3750
164		General overhaul of upstands, flashings, details and fixings	5		4000		4000		8000
165		Apply preservative treatment to windows and doors of Octagon building	5	1000			1000		2000
166		Clear and restore stained blockwork and reconstituted stone	5		7000				7000
167		Redecorate railings to yard/access road	5			1200			1200

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
168		Redecorate steel columns, beams and tie bars above main entrance	5			2800			2800
169		Prepare and apply decorative preservative treatment to exposed timber glulam beams	5			5000			5000
170		Renew perishing movement joints to walls and around penetrations into building	5			5250			5250
		SUB TOTAL £		1750	11750	15000	5750	750	35000
171	Ongar Leisure Centre External	Clear gullies and jet through surface water drains to yards, car parks, walkways	5	1750	1750	1750	1750	1750	8750
172		Lamp replacements to street lights	1	500		500	500		1500
173		Service and clean atreet lamps and replace lamps	1		1500			1500	3000
174		Patching/repairs to roof, copings and movement Joints	2	4500		4500		4500	13500
175		Reline marking to car park	5			4250			4250
176		Apply preservative treatment to windows, doors and cladding	5		3750			3750	7500
		SUB TOTAL £		6750	7000	11000	2250	11500	38500
177	Waltham Abbey Swimming Pool External	Redecorate masonry wall to main entrance	5	500	500	500	500	500	2500
178		Clear gullies and jet through surface water drains to car park/walkways	5	750	750	750	750	750	3750
181		Resurface car park/access road and line remarking	2		34000				34000
182		Redecorate previously decorated surfaces, fascias, soffits, timber and metalwork	5			5750			5750
183		Upgrading of footpath from rear fire exits	1		3000				3000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
184		Renewal of failed window gaskets to high level pool areas and renewal of perished mastic to frames	2	3000					3000
185		Replace remaining part of decayed timber cladding with UPVC to front elevation	5	2250					2250
186		Preservative treatment to fences and gates	5		2750				2750
		SUB TOTAL £		6500	41000	7000	1250	1250	57000
187	58-76 Borders Lane, Loughton General	Environmental maintenance	5	800	800	800	800	800	4000
188		Jet through foul drains to front of shops and manholes in premises	5	750	750	750	750	750	3750
189		External redecoration of extensions and exposed low level timber and metalwork to rear of parade	5		2500		2500		5000
190		Clean and change lamps to wall mounted fittings	1			500			500
191	58-76 Borders Lane, Loughton Flat Roofs	Prepare existing flat roof surfaces and apply waterproof coating	2	8750					8750
192	58-76 Borders Lane, Loughton Rear Yard Brick Wall	Partial repointing of brick wall enclosing rear yards including minor repairs as necessary	5		4000				4000
		SUB TOTAL £		10300	8050	2050	4050	1550	26000
193	1-12 Hillhouse Shops, Waltham Abbey External	Clear all gullies and jet through surface water drains to yards, car park and walkways	5	500	500	500	500	500	2500

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Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
194		Overlay 3 No cracked asphalt roofs to rear extensions	2		6250				6250
		SUB TOTAL £		500	6750	500	500	500	8750
195	548-562 Limes Avenue, Chigwell General	Pressure washing and general maintenance of undercover paved areas and environmental maintenance to yard, car park and walkways	1	2500	2500	2500	2500	2500	12500
196		Clear all gullies and jet through foul and surface water drains to yard/car park/undercover walkway	5	750	750	750	750	750	3750
197	548-562 Limes Avenue, Chigwell Car Park	Reline mark faded parking bays and symbols to car park	2	500					500
198	548-562 Limes Avenue, Chigwell Undercover Walkway	Redecoration of walls, ceilings, gates and railings to undercover walkway	5		2000		2000		4000
199	548-562 Limes Avenue, Chigwell Canopy	Clean and change lamps under canopy	1		500				500
200	548-562 Limes Avenue, Chigwell Flat Roof (Rear Extension)	Prepare existing flat roof to small rear extension and apply waterproof coating	2	1500					1500
201	548-562 Limes Avenue, Chigwell Flat Roofs	Carry out repairs to flat roof including fascias, soffits and edge trims	5			3000			3000
202		Replacement of 3 No roof domes (12 No rooflights) to walkway and removal of asbestos upstands	5			18000			18000

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)									
Programme Summary									
Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
203	548-562 Limes Avenue, Chigwell Rear Yard	Resurface rear yard	5					6000	6000
		SUB TOTAL £		5250	5750	24250	5250	9250	49750
204	142-164 Loughton Way, Buckhurst Hill General	Environmental maintenance	5	400	400	400	400	400	2000
205	142-164 Loughton Way, Buckhurst Hill Fences and Gates	Preservative treatment to fences and gates	5			2000			2000
		SUB TOTAL £		400	400	2400	400	400	4000
206	1,4,5 and 8 Lower Queens Road, Buckhurst Hill External	Redecoration of walls, ceilings and metalwork to undercover walkway and railings to side of parade	5		800		800		1600
207		Clean and change lamps to wall and ceiling mounted light fittings	1			500			500
		SUB TOTAL £		0	800	500	800	0	2100
208	15-19 Market Square, Waltham Abbey External	Clear gullies and jet through surface water and foul drains to yard and paved areas	5	400	400	400	400	400	2000
209		Repaint canopy and clean and change lamps	1		1750				1750
		SUB TOTAL £		400	2150	400	400	400	3750
210	28-31 Parklands, Coopersale General	Environmental maintenance	5	300	300	300	300	300	1500

Five Year Planned Maintenance Programme 2012 - 2017 (Operational and Commercial Property)

Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
211		Clear gullies and jet through surface water and foul drains to yard and paved areas	5	250	250	250	250	250	1250
212	28-31 Parklands, Coopersale Front Canopy	Redecoration of front canopy and common areas	5				4750		4750
213		Clean and change lamps under canopy and to floodlights	1			400			400
		SUB TOTAL £		550	550	950	5300	550	7900
214	34-52 Pyrls Lane, Loughton External	Preservative treatment to fences and gates and redecoration of garage doors	5		3000				3000
215		Overlay cracked asphalt roofs to rear extensions	2			4000			4000
		SUB TOTAL £		0	3000	4000	0	0	7000
216	74-82 Roundhills, Waltham Abbey Car Park	Reline faded parking bays and symbols to car park	2	500					500
217	74-82 Roundhills, Waltham Abbey External	Clean and change lamps under canopy, floodlight and yard lighting	1		600				600
218		Redecoration of front canopy, staircase elevation, bollards and barriers	5			2500			2500
219		Mineral cap sheet overlay to front canopy felt roof	5					5000	5000
		SUB TOTAL £		500	600	2500	0	5000	8600
220	11-73 and 12-82 The Broadway, Loughton General	Redecoration of undercover walkway, balcony fascias and tiled frontages	5	15000					15000
221		Environmental maintenance	5	2250	2250	2250	2250	2250	11250

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Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
		SUB TOTAL £		17250	2250	2250	2250	2250	26250
222	48-50 The Street, High Ongar External	Decoration, including minor overhaul of roof and anti-slip coating to stairs	1		6250				6250
		SUB TOTAL £		0	6250	0	0	0	6250
223	113-123 Upshire Road, Waltham Abbey Fences and Gates	Preservative treatment to fences and gates	5	1000					1000
		SUB TOTAL £		1000	0	0	0	0	1000
224	Chigwell Row Recreation Ground Footpaths and Car Park	Renewal of bitumen seals between concrete bays to footpaths and car park, including minor concrete repairs	1		8000				8000
225		Replacement of failed and damaged concrete path adjacent court area	1		15000				15000
226		Renewal of timber kick boards to court areas and replacement of 2 No timber gates and posts at entrance areas	5				5000		5000
		SUB TOTAL £		0	23000	0	5000	0	28000
227	Dentist Surgery 83 Loughton Way, Buckhurst Hill General	Partial repointing of external walls and external decoration	1		3250				3250
		SUB TOTAL £		0	3250	0	0	0	3250
228	Alfred Road General	Environmental maintenance	5	1500	1500	1500	1500	1500	7500

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Programme Summary

Item	Property	Element	Status	Programme Year & Costs £					Total £
				One 2012/13	Two 2013/14	Three 2014/15	Four 2015/16	Five 2016/17	
229		Clear gullies and jet through surface water drains to road areas	5	500	500	500	500	500	2500
		SUB TOTAL £		2000	2000	2000	2000	2000	10000
230	Woollard Street General	Environmental maintenance	5	500	500	500	500	500	2500
		SUB TOTAL £		500	500	500	500	500	2500
231	Environmental Improvement Schemes Upshire Road	Improvement scheme	5	65000					65000
		SUB TOTAL £		65000	0	0	0	0	65000
232 - 234	Environmental Improvement Schemes General	Scheme to be identified	5	121000	100000	100000			321000
		SUB TOTAL £		121000	100000	100000	0	0	321000
235	Health and Safety Works	Public building electrical testing, emergency lighting testing, fire alarm testing, fire precaution requirements, fire fighting equipment servicing, asbestos management, water treatment works, amendments to Statutory Regulations	1	8000	8000	8000	8000	8000	40000
		SUB TOTAL £		8000	8000	8000	8000	8000	40000
236	Emergency Repairs General	Unforeseen works	1	5000	5000	5000	5000	5000	25000
		SUB TOTAL £		5000	5000	5000	5000	5000	25000
		GRAND TOTALS £		602950	580600	388050	362050	277100	2210750