

Wyre Council - Building Maintenance

Condition Survey 2014

Surveyors: James Holden and Keely Jones

HS - Health and Safety
 E - Essential Building Maintenance
 II - Income Improvements
 S - Statutory
 D - Desirable



Item 5

								Per Site
	Planned/Programmed Maintenance Improvements	Work Category	Area	Year 1	Year 2	Year 3	Total	2016/17
Property: Copse Road	Replace existing fluorescent high level lighting with new low energy LED to reduce energy consumption and the associated maintenance costs of replacing the lamps	E/D	VMU	8,000			8,000	8,000
Property: Cleveleys Bus Station	Replace existing flat roof covering with new insulated liquid applied roof covering to include removing sky lights and boarding over appropriately	E	Over former W.C.'s - Now Grnds Mtce Rest Room	7,000			7,000	7,000
Property: Thornton Little Theatre	Replace boilers	E	All	12,000			12,000	12,000
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Main Hall	51,000			51,000	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Canopy	27,500			27,500	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Foyer	16,000			16,000	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Dressing Rooms 1-5	11,000			11,000	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Dressing Rooms 7	2,500			2,500	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Café	1,900			1,900	
Property: Marine Hall	Replace existing flat roof covering with new insulated liquid applied roof covering	E	Kitchen	11,000			11,000	120,900
Property:FLEETWOOD LEISURE CENTRE	carry out re pointing to brickwork	E	changing block and pool	25,000			25,000	
Property:FLEETWOOD LEISURE CENTRE	Replace 2 steel lintols to pool building	E	Pool	2,500			2,500	
Property:FLEETWOOD LEISURE CENTRE	Concrete repairs to pool undercroft	E	Pool	60,000			60,000	
Property:FLEETWOOD LEISURE CENTRE	Replace switchgear and distribution boards	E	All areas	25,000			25,000	112,500
Property:THORNTON LEISURE CENTRE	Repair existing pressed metal roof cladding/gutters	E		35,000			35,000	35,000
Property: New Wave Café	Carry out extenal redecoration to include repairs, treatment of structural steels and external lighting	E	Whole building	5,000			5,000	5,000
FLEETWOOD MARKET	Re roof flat roof area over units 164 -173 approx 250 m2 - allow to strip off existing felt and fibreboard	E	Main Hall	45,000			45,000	
FLEETWOOD MARKET	Re roof flat roof area (over units 174 - 179) approx 200 m2	E	Main Hall	40,000			40,000	
FLEETWOOD MARKET	Carry out repairs to concrete columns to Adelaide St Elevation	E	Adelaide St	15,000			15,000	
FLEETWOOD MARKET	Replace Light fittings to Main Hall and Bird Cage with LEDs	E/II/D	Main Hall/Bird Cage	27,000			27,000	127,000

Total of items considered essential works and recommended by the Head of Built Environment	427,400	427,400
Backlog Repair and Maintenance Remaining Unfunded	1,119,000	1,035,500 1,373,000 3,527,500