

Responsible officer for quotes etc

DT

Assistant FM

DM Electrician

DM Maintenance

NANTWICH TOWN COUNCIL

PLANNED MAINTENANCE AND CAPITAL INVESTMENT PROGRAM

ASSET DETAIL	ELEMENT	CAPITAL/MAINTENANCE	CONDITION NOTES	CONDITION RATING*	2021/22 £	2022/23 £	2023/24	2024/25 £	2025/26 £	2026/27
Civic	New moving lights/disco	Capital	Already approved in 2020 budget	n/a	15,000					
Civic	Led lights	Maintenance	To replace existing curtain	3	3500					
Civic	New fire doors	Maintenance	To replace existing doors to Kitchen and Main Hall year one, and Peggy Killick year two	2	7500	7500				
Peggy killick	New Kitchen	Capital	To refurbish and update existing kitchen	2			5000	5000	5000	
Civic	New office heater	Maintenance	To add heater in tourist info. Area of Civic Hall	n/a		4000				

ASSET DETAIL	ELEMENT	CAPITAL/MAINTENANCE	CONDITION NOTES	CONDITION RATING*	2021/22 £	2022/23 £	2023/24 £	2024/25 £	2025/56 £	2026/27 £
Civic	Replace chairs	Maintenance	Expected lifespan of current chairs	2					20000	
Civic	New windows	Capital	Existing windows age 20+ years. Plan required for replacement	2			5000	5000	5000	5000
Civic	New Roof	Capital		3	55000					
Civic	Heating upgrade	Capital	Current issues with heating of main hall	2			25000	25000		
Civic	Main Kitchen	Maintenance	Electrical mains board and rewire Requires upgrading	3		2000				
Civic	Old Staff room	Maintenance	Electrical mains board and rewire Requires upgrading	3		2000				
Civic Hall	Backstage toilets	Capital	Upgrade toilets	2			8000			
Civic Hall	Main Dance Floor	Capital	Replace bespoke dance floor	1				20000	20000	20000
Civic Hall	Flat Roof front of building	Capital	Replace flat roof	2				20000	20000	20000

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Civic Hall	Lighting Desk	Capital	Upgrade lighting desk	2			6000	6000		
Civic	Monitor sound system	Capital  Not needed until 2022-23	Investment on new equipment to reduce requirements for contractors	n/a			15000			
Civic	New consumer unit	Maintenance	Electrical consumer unit needs replacing during upgrade of Peggy Killick Kitchen	2		2500				
Civic	Kitchen Warming cupboards	Maintenance	Replace existing gas warmers with electric, to save on yearly certification	2	10000					
Civic	Coffee machines	Maintenance	Replacement and updated machines for the kitchen and bar area	2		7000				
Civic	Periodic test	Maintenance	Legal requirement for 5 yearly test						5000	
Civic	Lighting Desk	Capital	Replacement of stage lighting desk	2			12000			

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Civic	Ramp	Maintenance	Repair brickwork around ramp to side of Civic	2		2500				
Civic	Window Blinds	Maintenance	Replace aging blinds to main hall	2			12000			
Civic	Carpet	Maintenance	Replace foyer carpets	2				15000		
Civic	Peggy Killick	Capital	Bar improvements	2				10000		
Civic	Main Kitchen	Maintenance	Replace non slip floor covering	2			5000	5000		
Civic	Cellar	Maintenance	Replace cellar doors			7000				
Civic	Outside	Maintenance	Introduce bike racks	n/a			1000			
Civic	Outside	Maintenance	Drains to ladies w/c under Civic Hall partly collapsed (investigate)	3		1500				
Civic	Main Hall	Capital	Stage management communication system				5000	5000		
Civic	Back Yard	Maintenance	Requires re-concreting	3			10000			
Civic	Island	Maintenance	Stone edging around island	n/a			5000			

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Market Hall	Suited locks	Maintenance	To improve security the installation of suited locks to the shutters of each stall, approved in 2020 budget	2	£1000					
Market Hall	Tables	Capital	There is a requirement for additional tables at the market. Approved in 2020 budget	1	£500	£500	£500	£500		
Market Hall	New Heater	Capital	Additional heater required in hall. In sufficient heat generated	n/a		5000	5000			
Market Hall	New doors	Capital	Install automatic doors to market	n/a		20000	20000			
Market Hall	Gazebos	Capital	Replace ageing gazebos	2		5000	5000			
Market Hall	Air con	Capital	Install air conditioning	n/a			15000	15000		
Market Hall	Gable wall road side	Maintenance	Replace/repair damaged brickwork	3		2500				
Market Hall	Floor	Maintenance	Re-paint yearly	2		2000	2000	2000	2000	2000

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Market Hall	Units	Maintenance	Handrail and flooring about units required				10000	10000	10000	
Market Hall	External wall	Maintenance	Re-point wall car park side	2		5000	5000	5000		
Market Hall	Roof/guttering	Maintenance	Treatment to manage pigeon nesting to protect building	n/a						
Market Hall	Guttering	Maintenance	Replace guttering and downpipe car park side	2			4000			
Market Hall	Window sill lintel	Maintenance	Replace lintel which is breaking down	3		2500				
Brookfield Allotment	Health & Safety	Maintenance	Annual H&S audit and maintenance assessment	1	300	300	300	300	300	
Brookfield Allotment	Drainage	Capital	To create drainage and prevent flooding			60000				
All allotment sites	Tree management	maintenance	Assessment of tree conditions to identify potential risk (by tree surgeon)	1	600			600		
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All allotment sites	Water supply	Maintenance	Annual testing of water supply for safe use		150	150	150	150	150	
Wellington Road Allotments	New Fence	Maintenance	Current fencing in poor condition	2	5000	5000	5000	5000	5000	
	Waste clearance	Maintenance	To clear accumulated waste near car park	3	4000					
Welshman's Lane Allotments	New car park	Maintenance	To develop a car park at the site	n/a			5000	<b>5000</b>		
	Drainage	Capital	To create drainage and prevent flooding			60000				
Market Toilets	Windows	Capital	To replace existing windows	1				3000		
Market Toilets	Flooring	Capital	To replace non slip flooring	2			7500	7500		
Market Toilets	Heating	Capital	To replace inadequate heaters	2			5000			
Market Toilets	Extractor Fan	Capital	To replace extractor fan	2			6000			
Market Toilets	Shutter	Capital	Replace shutter	2				5000		

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Snowhill Toilets	Refurbishment or redevelop	Capital – figures based on DT best estimate. Two contractors have been contacted for more detailed figures.	Currently closed to public	3		75000				
Street Furniture	Lamposts	maintenance	Ornate lampposts around town square in need of black paint	1	500	500	500	500	500	
	Benches	Maintenance	Cyclical painting programme	1	500	500	500	500	500	
	Maintenance vans x 1  (Mule)	Capital	Provision of TC vehicle for Town Ranger	n/a	20000					
Market Cupboard	Flooring/lighti ng	Capital	Lighting and floor improvement s	2			5000			



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Miscellaneous	Gateway Signs	Capital	Action within Corporate Plan	n/a			36000			
	Tourist Information Points	Capital	Action within Corporate Plan	n/a			30000			
	Sound system for outdoor events		Investment into system to reduce need for contractor	n/a			15000			
	Floral Displays	Maintenance	Increase floral provision	n/a			2000	2000	2000	2000
	External Notice Boards	Capital	Replace ageing notice boards	3		5000	5000	5000		
	Energy Efficiency Improvements	Capital	Linked to Corporate Plan	n/a		10000	10000	10000	10000	10000
	Portable stage for events	Capital	As above	n/a			20000			
<b>Total</b>					<b>123,550</b>	<b>294,950</b>	<b>333,450</b>	<b>188,050</b>	<b>105,450</b>	<b>54,000</b>
<b>Capital</b>					<b>90,500</b>	<b>240,500</b>	<b>266,000</b>	<b>142,000</b>	<b>60,000</b>	<b>50,000</b>

## **Condition Ratings**

### **Condition Rating 1**

No repair is currently needed. Normal maintenance must be carried out.

### **Condition Rating 2**

Repairs or replacements are needed but not consider to be serious or urgent.

### **Condition Rating 3**

Defects are present which are either serious and/or in urgent need of repair or replacement, or further investigation is required.

