


**Appendix 3 - Repairs Renewals**

<b>Five year Repairs and Renewals</b>						
<b>Project Title</b>	<b>Category</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>	<b>Original</b>
	<b>2021/22</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>£'001</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Maldon Promenade</b>						
1. Prom Park Galleon	SF	15				
2. Boat lake decking replacement	SF	20				
<b>Leisure Centre</b>						
3. Replacement power unit / board in the plant room	SF	15				
<b>Parks &amp; open Spaces</b>						
4. District Parks - replacement steps	SF	18				
5. Replacement fencing works at parks & playsites at Riverside Park	SF	20				
6. Playsite sand / bark top ups	SF	20				
<b>Cemeteries</b>						
7. Memorial Safety	SF	20			10	20
<b>Total Repairs &amp; Renewals</b>		<b>128</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>20</b>

**BID 1**

	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure
<b>Project Lead Officer</b>	David Burnham
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Structural and safety works on the Prom Park Galleon play feature due to the increase of H&S risk rating. The Galleon depreciates each year due to being predominantly made from timber products and being in the external elements all year round. Current life expectancy assessments on the Galleon identify that there is a large percentage of replacement timber products required which are structural and supportive along with weld plates, fixtures, fittings and chemical treatment required. The Galleon was manufactured by Lappset UK ltd who are a specialist play site company, due to being play site equipment all replacement products must be ordered via a play site specialist to ensure the integrity of the equipment is not invalidated. Other items for replacement as part of the works will be ropes / netting and features including the slides due to wear and tear which will also include surface issues such as lifting edges.
<b>Project Start Date</b> <i>(Month and year)</i>	Apr-21
<b>Project Completion Date</b> <i>(Month and year)</i>	Jun-21
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Materials will be ordered via specialist contractor with installation completed via a specialist contractor
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>	

	Capital Expense	Revenue Implications		External Funding	
		One-off	On-going	Amount	Source of costs
	£	£	£	£	
<b>2021/22</b>	15,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	15,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b>  <i>Corporate goals:</i>          1) <i>Strengthening communities to be safe, active and healthy</i>          2) <i>Protecting and shaping the District</i>          3) <i>Creating opportunities for economic growth and prosperity</i>          4) <i>Delivering good quality, cost effective and valued services</i></p>	<p>Strengthening communities to be safe, active and healthy - These works will be completed as a matter of Health &amp; Safety due to the risk rating and potential for public incidents / accidents. Once the works have been completed the Galleon can continue to be one of the main attractions within the Promenade Park and in a safe condition for the enjoyment of the community.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p>No foreseen risks to the delivery of the project.</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">NA</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>There is currently a rising concern for H&amp;S implications if preventative maintenance is not completed during the next 12 months. There will be areas of the Galleon which will not be fit for purpose and unsafe for public use.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">NA</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">NA</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">NA</p>


**BID 2**

	Repairs and Renewals				
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure				
<b>Project Lead Officer</b>	David Burnham				
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Structural and safety works to the Prom Park Boating Lake Boardwalk. The works will see all the current timber deck boards removed and replaced with new boards. The structural and supporting timbers that are submerged will also be removed and replaced due to life expectancy and H&S. The works will ensure that this feature will be safe and sustainable for a number of year to come for community enjoyment.				
<b>Project Start Date</b> <i>(Month and year)</i>	Jun-21				
<b>Project Completion Date</b> <i>(Month and year)</i>	Jul-21				
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Works will be completed by a external contractor.				
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>					
	<b>Capital Expense</b>	<b>Revenue Implications</b>		<b>External Funding</b>	
		<b>One-off</b>	<b>On-going</b>	<b>Amount</b>	<b>Source of costs</b>
	£	£	£	£	
<b>2021/22</b>	20,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	20,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b>  <i>Corporate goals:</i>  1) <i>Strengthening communities to be safe, active and healthy</i>  2) <i>Protecting and shaping the District</i>  3) <i>Creating opportunities for economic growth and prosperity</i>  4) <i>Delivering good quality, cost effective and valued services</i></p>	<p>Strengthening communities to be safe, active and healthy - These works will be completed as a matter of Health &amp; Safety due to the risk rating and potential for public incidents / accidents. Once the works structural and safety works have been completed the boating lake boardwalk and decking can continue to be enjoyed and used for safe activity.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">No</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">No</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>There is currently a rising concern for H&amp;S implications if preventative structural maintenance is not completed during the next 12 months. The boardwalk boating lake feature may not be fit for purpose and unsafe for public use.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">No</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">No</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>

**BID 3**


	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure
<b>Project Lead Officer</b>	Frank Britt
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	<p>Blackwater Leisure Centre was built in the 1990's, with some additions in the early 2000's, to provide leisure activities for the people of Maldon. Within the design for the building is the plant room which contains much of the mechanical and electrical plant that is needed for the operation of the facility. One part of this installation is a floor mounted electrical panel which has in the past been subject to water ingress due to the plant room flooding (BLC is built on the flood plain). The panel is constructed of mainly steel which is now rusting out including the support framework of the panel itself. It has been highlighted on the most recent electrical inspection of the building, as an advisory, that the panel requires replacing to ensure that it is electrically and structurally safe. Should the panel fail then it would seriously affect the operations of the Leisure Centre.</p>
<b>Project Start Date</b> <i>(Month and year)</i>	May-21
<b>Project Completion Date</b> <i>(Month and year)</i>	Aug-21
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	<p>Staff time to draw up the tender documents and carry out tender appraisal once received. There will be management time for the works phase and for agreeing the final account. Contractor costs to carry out the works following tender.</p>
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>	

	Capital Expense	Revenue Implications		External Funding	
		One-off	On-going	Amount	Source of costs
	£	£	£	£	
<b>2021/22</b>	15,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	15,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b>  <i>Corporate goals:</i>          1) <i>Strengthening communities to be safe, active and healthy</i>          2) <i>Protecting and shaping the District</i>          3) <i>Creating opportunities for economic growth and prosperity</i>          4) <i>Delivering good quality, cost effective and valued services</i></p>	<p>Delivering good quality, cost effective and valued services - Should the equipment fail then it would result in operations at the leisure centre shutting down. This would affect the ability of the Maldon residents who usually frequent the Leisure Centre to partake in their healthy exercise regimes. It will also be detrimental to the services that MDC offer the wider community.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">None</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">None</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p align="center">If this bid was rejected and the equipment fail whilst in operation then we would have little choice than to shut down the operations at the Leisure Centre because it would be unsafe for them to continue.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">No</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p>Although Places Leisure are contracted by MDC to operate the leisure centre on our behalf and have a maintenance element within this contract, there are certain elements that are outside this scope and are still the responsibility of MDC to maintain. This electrical panel is one such element. If MDC fail to replace this and the leisure centre has to close then there are contract conditions in place which would result in MDC having to compensate Places Leisure for the closure and loss of income/profit.</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>

**BID 4**

	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure
<b>Project Lead Officer</b>	David Burnham
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Within the Prom Park and Riverside Park there are steps and pathways that require remedial action. The remedial action under H&S will be for removal of the current steps / walk way provision and installation of new safe and secure steps and walk ways. This will ensure that the current H&S risks are eliminated.
<b>Project Start Date</b> <i>(Month and year)</i>	Jun-21
<b>Project Completion Date</b> <i>(Month and year)</i>	Jul-21
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Works to be completed via external contractor
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>	

	Capital Expense	Revenue Implications		External Funding	
		One-off	On-going	Amount	Source of costs
	£	£	£	£	
<b>2021/22</b>	18,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	18,000	0	0	0	0



**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b>  <i>Corporate goals:</i>          1) <i>Strengthening communities to be safe, active and healthy</i>          2) <i>Protecting and shaping the District</i>          3) <i>Creating opportunities for economic growth and prosperity</i>          4) <i>Delivering good quality, cost effective and valued services</i></p>	<p>Strengthening communities to be safe, active and healthy - These works will be completed as a matter of Health &amp; Safety due to the risk rating and potential for public incidents / accidents including slips, trips and falls. Once the new installations have been completed the areas in question will have been mitigated in terms of risk to public safety.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">No foreseen risks to the delivery of the project.</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">No</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>Due to the current structure and defects with the highlighted steps / pathways there is a heightened risk level for potential slips, trips and falls. A series of replacement works will ensure public safety in these areas and mitigate the current risk level.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">No</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">No</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>

**BID 5**

	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure
<b>Project Lead Officer</b>	David Burnham
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Replacement play site fencing and open space fencing at Riverside Park. The current timber fencing is severely rotten across the majority of the play site and open park space. The play site fencing provides a greater H&S risk due to fence line being directly next to a busy road. All fencing will be replaced and steel fencing will be installed to provide a more sustainable and safer solution. Other fencing to be replaced in sustainable recycled plastic where H&S dictates.
<b>Project Start Date</b> <i>(Month and year)</i>	Oct-21
<b>Project Completion Date</b> <i>(Month and year)</i>	Dec-21
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Products and works will be completed by a external contractor.




	Capital Expense	Revenue Implications		External Funding	
	£	One-off £	On-going £	Amount £	Source of costs
<b>2021/22</b>	20,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	20,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b></p> <p><i>Corporate goals:</i></p> <p>1) <i>Strengthening communities to be safe, active and healthy</i></p> <p>2) <i>Protecting and shaping the District</i></p> <p>3) <i>Creating opportunities for economic growth and prosperity</i></p> <p>4) <i>Delivering good quality, cost effective and valued services</i></p>	<p>Strengthening communities to be safe, active and healthy - These works will be completed as a matter of Health &amp; Safety due to the risk rating and potential for public incidents / accidents are exposure in places to person / vehicle conflict. Once the safety works have been completed the play site security will be at a high standard of safety and sustainable for the future play provision.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">No foreseen risks to the delivery of the project.</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">No</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>There is a very large amount of fencing that requires replacement at Riverside Park, much of the fencing is in place for immediate prevention of potential H&amp;S accidents / accidents due to location of joining road ways and ditches containing water. Without replacement of the fencing this will lead to exposure to these potential hazards and dangers for members of the public using our play sites and Riverside Park.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">No</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">No</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>

**BID 6**


	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Service Failure
<b>Project Lead Officer</b>	David Burnham
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Play bark and play sand top up to all MDC play sites that have play equipment situated in sand or bark surfaces due to H&S implications. The depth of the loose fill surfacing in nearly all bark or sand features is lower than the recommended depth specified in BS EN 1176; if the free height of fall of the equipment is less than 2.0m a minimum of 300mm depth should be provided. If the item has a fall height in excess of 2.0m then the minimum depth should be 400mm (these recommended depths include 100mm extra to allow for compaction and displacement). Failure to top up the surfaces could result in serious injury to members of the public. As well as the topping up all loose fill will receive replacement edging to ensure it is retained in the feature area.
<b>Project Start Date</b> <i>(Month and year)</i>	May-21
<b>Project Completion Date</b> <i>(Month and year)</i>	Jun-21
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Products and works will be completed by a external contractor.
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>	

	Capital Expense	Revenue Implications		External Funding	
		One-off	On-going	Amount	Source of costs
	£	£	£	£	
<b>2021/22</b>	20,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>					
<b>TOTAL</b>	20,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b></p> <p><i>Corporate goals:</i>  1) Strengthening communities to be safe, active and healthy  2) Protecting and shaping the District  3) Creating opportunities for economic growth and prosperity  4) Delivering good quality, cost effective and valued services</p>	<p>Strengthening communities to be safe, active and healthy - These works will be completed as a matter of Health &amp; Safety due to the risk rating and potential for public incidents / accidents. Once the safety works have been completed the play site loose fill surfaces will be conforming to regulation and ensuring a high standard of safety for all users to enjoy.</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">No foreseen risks to the delivery of the project.</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p align="center">No</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>There are a high number of loose fill surfaces comprising of play bark and play sand throughout MDC play sites that are not conforming to industry standards and as a result heighten the H&amp;S risk rating for potential accidents / incidents that risk in injury to users.</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">No</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">No</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>

**BID 7**

	Repairs and Renewals
<b>Project Category</b> <ul style="list-style-type: none"> <li>• Essential (E)</li> <li>• Service failure (SF)</li> <li>• Service improvement (SI)</li> </ul>	Essential
<b>Project Lead Officer</b>	Debbie Horrey
<b>Project Description</b> <i>(Clearly set out what the overall purpose and main aims of the project are)</i>	Maldon District Council is responsible for 3 cemeteries and 1 closed churchyard, with over 20,000 headstones and memorials. Some of these are in a poor condition and pose a risk of falling onto members of the public. This request for funding is required to deliver a robust H&S assessment of MDC cemeteries (specifically unsafe memorials/gravestones) & to repair & make safe where a family member of the deceased cannot be identified.
<b>Project Start Date</b> <i>(Month and year)</i>	01/04/2020 (testing & identifying those at risk)
<b>Project Completion Date</b> <i>(Month and year)</i>	01/07/20 (log of all high risk memorials completed works commence for repairs )
<b>Resource Implications</b> <i>(Identify what resources are needed (i.e. staff time, contractor resources, maintenance costs))</i>	Debbie Horrey will lead the project & be supported by Coast & Countryised team
<b>Picture</b> <i>(Insert a picture in relation to the project (i.e. the defective site, the area for improvement, the asset due for replacement))</i>	

	Capital Expense	Revenue Implications		External Funding	
		One-off	On-going	Amount	Source of costs
	£	£	£	£	
<b>2021/22</b>	20,000				
<b>2022/23</b>					
<b>2023/24</b>					
<b>2024/25</b>	10,000				
<b>TOTAL</b>	20,000	0	0	0	0

**Appendix 3 - Repairs Renewals**

<p><b>Describe links to Corporate Goals</b></p> <p><i>Corporate goals:</i>          1) <i>Strengthening communities to be safe, active and healthy</i>          2) <i>Protecting and shaping the District</i>          3) <i>Creating opportunities for economic growth and prosperity</i>          4) <i>Delivering good quality, cost effective and valued services</i></p>	<p align="center">This project is linked to the following corporate goals:          Strengthening communities to be safe, active and healthy          Protecting and shaping the District          Delivering good quality, cost effective and valued services</p>
<p><b>Are there any risks to the delivery of this project in the timeframe and/or costs detailed above. (Please provide details).</b></p>	<p align="center">The threat of possibility of accidents occurring, (e.g. headstones falling over onto members of the public), and possible litigation against the Council.</p>
<p><b>Are any statutory consents required as part of this project? If so, please state (i.e. planning consent, MMO licence etc)</b></p>	<p>Maldon District Council has a policy for memorial testing. The policy, in line with best practice, requires that all memorials are tested at least once every five years. This is a '5 year rolling programme approach' which the Health and Safety Executive (HSE) describe as 'reasonable'. Our inspection programme is now due and will be carried out over the winter period 2020/21.</p>
<p><b>Are there Health &amp; Safety implications? If so, please state</b></p>	<p>Maldon District Council has health and safety responsibilities to its employees, contractors and visitors to cemeteries (Section 2 &amp; 3: Health and Safety at Work Act 1974). It also places a legal duty on the council to assess the risks from cemetery structures and work activities and ensure that the risks are controlled. (The Management of Health and Safety at Work Regulations 1999)</p>
<p><b>Is this part of a statutory obligation? If so, state how</b></p>	<p align="center">Yes in line with MDC policy &amp; HSE best practice</p>
<p><b>Is the project contractually committed to in any way? If so, please describe</b></p>	<p align="center">No</p>
<p><b>Is there any linkage to other plans (i.e. business plan objectives)? If so, please provide details</b></p>	<p align="center">No</p>