

Appendix B - Details of improvement works to Maylord Orchard

| IMPROVEMENT WORKS PROGRAMME | 2023/25 | Rationale | Reasons | Ward |
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| | £k | Health and Safety, Business Continuity, Asset Deterioration, Landlords Responsibility | | |
| Replacement of electrical distribution boards | 55 | Health and Safety, Business Continuity, Asset Deterioration | The service reports highlighted issues with the distribution boards which have not been upgraded since being installed and the boards are no longer in production. The manufacturer was taken over and the fitment of breakers changed in 2009 making the parts obsolescent and dramatically increasing cost. Any major change to the electrical installation will require new distribution boards. | Central |
| Replacement of Goods Lift control panel | 40 | Health and Safety, Business Continuity, Asset Deterioration | The condition report provided by Jackson Lift Group in April 2022 highlighted the need to upgrade the main control panel on both goods lifts. The existing control panel is obsolete, the manufacturer is no longer trading and the control system parts are difficult to obtain. Replacement is recommended to ensure long term maintainability, reliability and safety of the lift system. | Central |
| Replacement of flat roof finishes and associated upstands, flashings, rainwater goods etc | 450 | Health and Safety, Business Continuity, Asset Deterioration | A recent roof survey recommended replacing the felt roof with a single ply membrane in the immediate future. The original purchase report in June 2020 recommended replacement in 2 to 3 years. The need to replace the flat roof is further demonstrated by ongoing leaks. Successive large patch repairs have been unsuccessful and water ingress is damaging tenanted areas. | Central |
| Rationalisation and improvement works to mechanical installation and associated electrical works | 150 | Health and Safety, Business Continuity, Asset Deterioration | An investigation identified a need to determine which equipment at the site is live and which is redundant to provide a rationale going forward and inform further works required. In addition works to replace items that are coming to the end of their useful life including the pressurised air system which automatically opens atrium windows in the event of a fire, the first floor toilet extract ventilation system and the water heater currently serving Poundland with unvented equivalent. Furthermore there will be a need to decommission, drain down and remove redundant cold water storage tanks and associated equipment to reduce risk from Legionella. | Central |

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| Improvements to Trinity Square and Blueschool Street elevations. | 250 | Health and Safety, Asset Deterioration | The existing facia to the atrium and fenestration to the facades has been in place over 30 years since the centre was constructed and requires improvement. This will provide an opportunity for rebranding and modernisation of the centre providing a more welcoming experience, bringing in more footfall and making the centre more attractive to potential tenants thereby keeping the units fully utilised to generate maximum revenue to the council. | Central |
| Upgrading atrium lighting with LED energy efficient lighting | 95 | Health and Safety, Asset Deterioration | To replace the existing end of life lighting with new energy saving lighting scheme to the atrium to modernise and provide suitable lighting levels and emergency lighting to the area. | Central |
| Redecoration of atrium including replacement of handrails and stair nosing's | 65 | Health and Safety, Asset Deterioration | To replace the existing handrails and redecorate the tired atrium area to brighten up the area and to improve DDA with colour differentiation. | Central |
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| Total cost of works (inclusive of Construction, Contingencies and Fees) | £k | 1,105 | | |
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