



CAPITAL REPAIRS BUDGET

BUILDINGS MAINTENANCE COMMITTEE

PAPER B

18 JUNE 2025

The purpose of this Report is to update members on the repairs required and to allocate some of the £12,000 budget towards rectifying long-standing maintenance issues at VTC's sites. Since the focus of the Council has been on building the new public toilets in Central Car Park, attention has wandered from maintenance of the existing assets. These are now in need of some serious attention.

1) BACKGROUND

- a) The Buildings Maintenance Committee put forward to the Full Council to have a Capital Repairs budget allocation of £12,000 in 2025-26 to address the significant backlog of repair works needed to keep the various sites VTC maintains operating properly.
- b) The Policy, Premises and Projects Officer has been on several site visits with the Maintenance Manager to gain an understanding of the current issues at the buildings VTC is responsible for.

2) ESPLANADE TOILETS

- a) The Esplanade toilets is the site requiring the most extensive works presently. Currently only a few cubicles are working, with damage caused by lack of maintenance for the last few years as well as vandalism. The main issues to be tackled are as follows:
 - i. Roof leaking from gully above the lobby in the ladies WC
 - ii. Tiling to be removed from the wall affected by the leak which has blown. Hopefully the wall can dry out and be redecorated; otherwise stud wall to be replaced. Rather than installing tiles again, it may make sense to clad this in hygienic cladding.
 - iii. Leak to be investigated near handwash units in ladies WC area – this is not related to the roof leak.
 - iv. Two toilet pans to be replaced due to fire damage
 - v. Three entrance doors to be replaced. These are currently metal; it may make more sense to source hardwood replacements. The frames and brickwork require some attention at the same time
 - vi. Repairs to various bits of tiling and wall defects to improve the aesthetics
 - vii. All handwash unit sinks are unsightly and stained due to age. Some of them not working properly all the time
 - viii. Repairs required for the urinals to all work properly – like the handwash units, these are quite stained and it would probably be better to replace the individual urinals with a stainless steel trough

3) VENTNOR PARK TOILETS

- b) The Park toilets have had some remedial works recently, including replacement of a toilet pan, removing two old and unused taps, and repair two cisterns. All toilets are now therefore working, with the following notes for improvements:
 - i. Add metal gates for security to complement doors. Replace rotten door entry to gents' WC

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- ii. Replace cubicle door in gents toilet
 - iii. Replace pipework and mechanism for urinals flush currently not operational. It may be sensible to replace the electrical flush system with a mechanical one
 - iv. Restore access to inspection chambers – both hatches are currently rust-welded in place so blockages are difficult to deal with presently
 - v. Replace missing/damaged door handles in ladies WCs
 - vi. Paint all internal areas including doors
 - vii. Replace netting over air vents to limit entry by insects
 - viii. Install switch on light circuits (internal & external)

4) SALISBURY GARDENS

- a) Salisbury Gardens is, on the whole in acceptable condition, but the interior is starting to appear tired. The below is a brief list of issues:
 - i. 3 faulty Mixer taps to be replaced in WCs relating to Ventnor Enterprise Centre
 - ii. Damp at Eastern part of the Lower Ground Floor to be investigated and treated
 - iii. Green Room entrance door closer to be repaired/replaced
 - iv. Missing tiles to be replaced on roof – though the roof appears to be water-tight currently it may present an issue down the line if the tiles are not replaced
 - v. Attend to pointing/stonework on exposed South side of the building
 - vi. Various crumbling sounds behind walls on the Ground Floor level to be investigated.
 - vii. Strip, sand and repaint railings at the entrance – ensure stonework is sound and secure in the vicinity
 - viii. Replace two front doors and frames – rotten, ill-fitting, and falling apart. Replacing these may also save some money in respect of heating bills during the winter by excluding some draught
 - ix. Redecoration to include filling various cracks in plaster and wood – all communal parts, LG meeting room, Green Rooms, and VTC offices
- b) Though not an urgent maintenance issue, the tenants have raised that it would be good to have the windows cleaned. This last happened some years ago and is long overdue. It would be sensible to seek a contract to have the windows cleaned at least bi-annually.

5) SPRING HILL GARDENS

- a) A matter to be discussed between this committee and the Environment and Transport Committee is the fountain at Spring Hill Gardens. This was due to be repaired some years ago but progress has stalled. It may be that the Buildings Maintenance Committee considers allocating some of the Capital Repairs budget towards this work. The trough has just been planted up by Ventnor Enhancement Fund as they had some spare plants from other locations so work to the fountain should not be considered urgent.

6) RECOMMENDATIONS

Members are recommended to:

Consider an order of priority for dealing with the issues noted in this report.