



CAPITAL REPAIRS UPDATE

BUILDINGS MAINTENANCE COMMITTEE MEETING

PAPER B

10 DECEMBER 2025

The purpose of this Report is to provide Members with expenditure from the Capital Repairs Budget

No. DETAILS

1) EXPENDITURE TO DATE

- a) As was agreed at Committee's meeting on 8th September, a contract has been issued to replace the two non-functioning toilet pans at the Esplanade Toilets. The parts have been ordered and the work will be scheduled in when possible to avoid disruption as much as possible. This will take up under £3,000 of the £12,000 Capital Repairs Budget.
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2) OTHER ISSUES TO BE ADDRESSED

- a) The next significant item for remedial work is the non-functioning urinals at the Esplanade toilets. It is understood that these have not worked properly for at least the last 3 years and a replacement of the urinals themselves, as well as the waste pipe and flushing system is required to get them back in working order.
 - b) As the next agenda item notes, the soffits and fascia boards at Salisbury Gardens are deteriorating and in need to swift remedial work. It is hoped that this expenditure can be covered by the general Salisbury Gardens maintenance budget, but the job may be more expensive and require some funding from the Capital Repairs Budget.
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3) RECOMMENDATION

Members are recommended to:

Delegate organising the replacement of the urinals at the Esplanade toilets to the clerks in consultation with the chair of the committee, and provisionally agree to earmark up to £5,000 of the remaining budget towards the repair works at Salisbury Gardens in the eventuality that its own Maintenance/Repairs budget will not be sufficient.
