



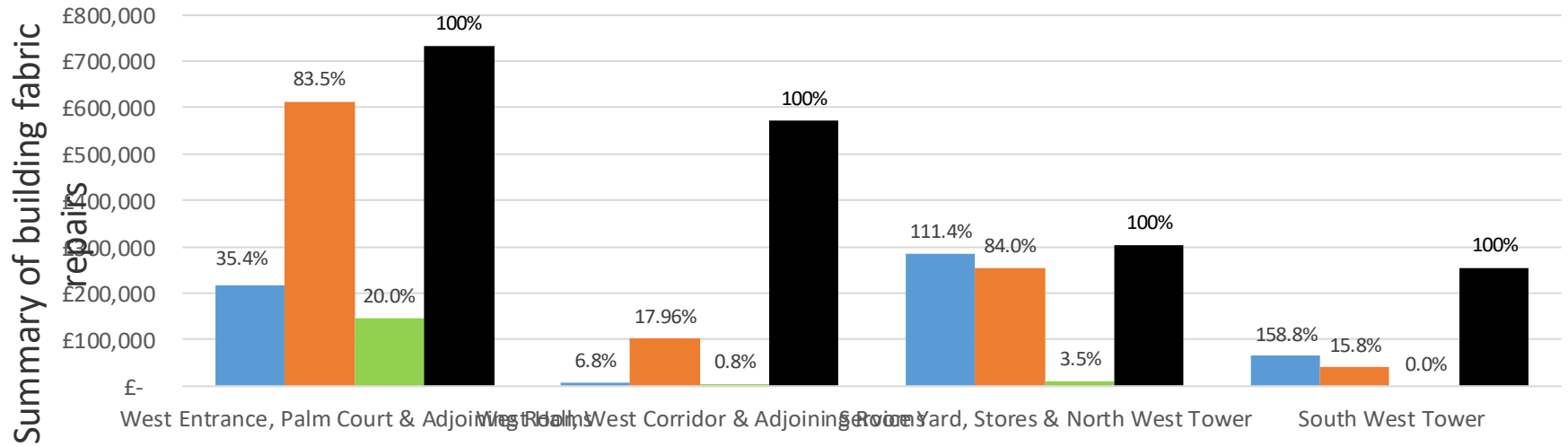
# Alexandra Park and Palace Charitable Trust

## Forward Maintenance Plan Annual Update and Recommendation 2021/22

August 2022– Charts and Year 8 Priority A Packages

## Progress to date against 10 year Fabric Maintenance Plan

Actual @ end Year 7   Target @ end Year 7   Priority items for Year 8   Total @ end Year 10



Condition (2014) Fair  
Condition (2021) Fair

Sector 1

Condition (2014) Fair  
Condition (2021) Fair

Sector 2

Condition (2014) Poor  
Condition (2021) Fair

Sector 3

Condition (2014) Fair  
Condition (2021) Fair/Poor

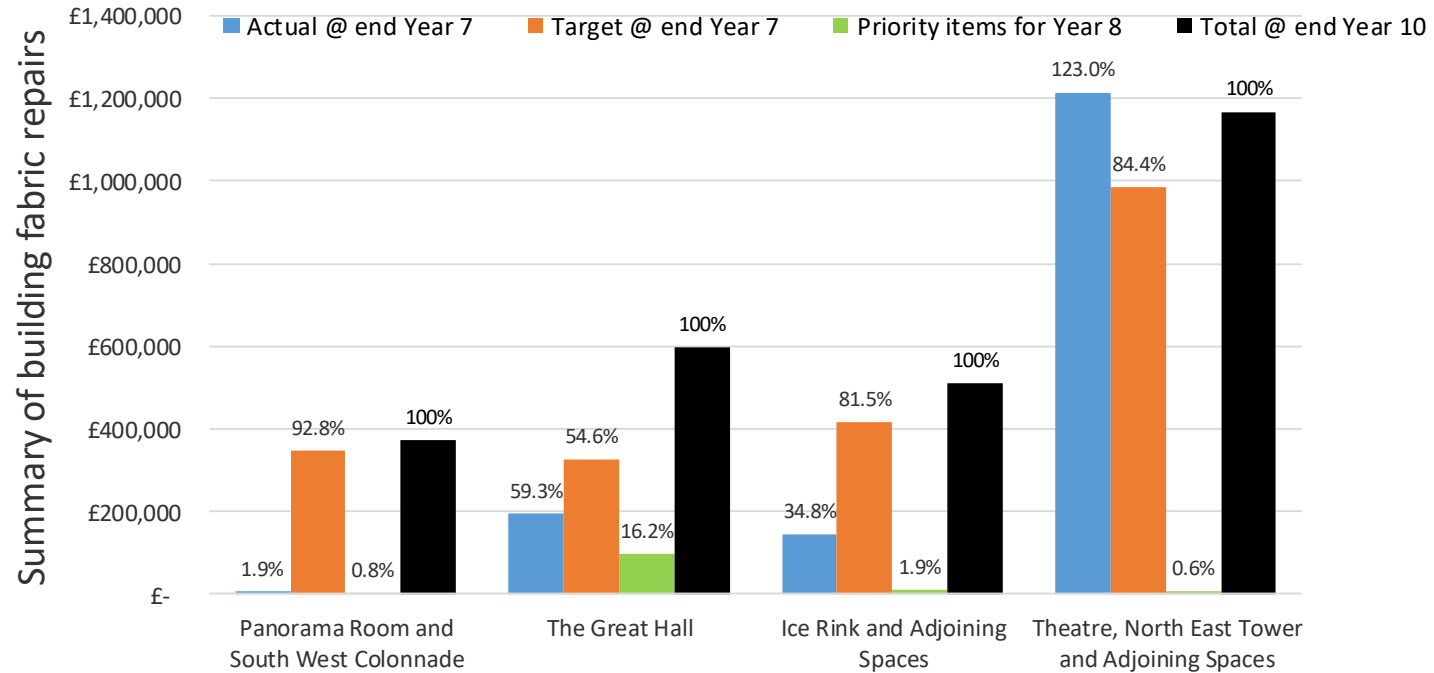
Sector 4

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## FMP Packages – Year 8 2021/22

- **Sector 1 – West Entrance, Palm Court and Adjoining Spaces**
  - Priority A Glazing works plus access £14,510 and £104,094
  - Priority A Crittall lantern re-glazing £4,000
  - Priority A Crittall lantern refurbishment £11,000
  - Priority A Various roof leaks £13,436 to Sector 1 and other sectors
  - Priority A/B SW Pavilion roof repair and decoration **DEFERRED**
  - Priority A/B Redecoration **DEFERRED**
  
- **Sector 2 – West Hall, West Corridor and Adjoining Rooms**
  - Priority A £4,640
  - Priority A/B Redecoration £1,200 **DEFERRED**
  
- **Sector 3 – Service Yard, Stores and North West Tower**
  - Priority A Box Office roof repairs £1,926
  - Priority A/B Box Office refurbishment £8,594
  - Priority B North West Service Hall roof access install **DEFERRED**
  
- **Sector 4 – South West Tower**
  - Priority B SW Tower renew roof, windows and internal scaffold **DEFERRED**

## Progress to date against 10 year Fabric Maintenance Plan



Condition (2014) Fair  
Condition (2021) Fair/Poor

Sector 5

Condition (2014) Fair  
Condition (2021) Fair/Poor

Sector 6

Condition (2014) Fair  
Condition (2021) Fair

Sector 7

Condition (2014) Poor  
Condition (2021) Good/Fair

Sector 8

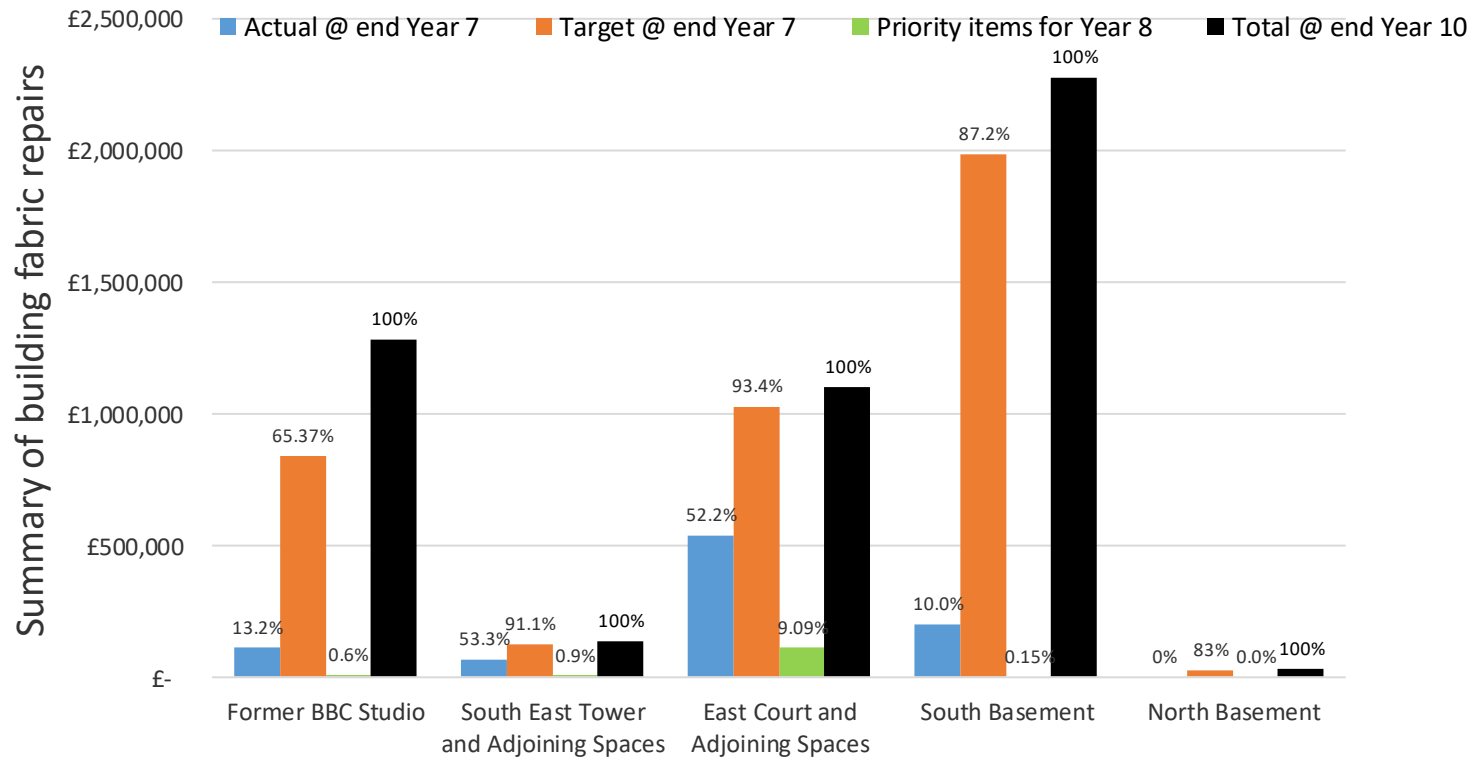


## FMP Packages – Year 8

- **Sector 5 – Panorama Room and South West Colonnade**
  - Priority A Emergency repairs to PR link roof £500
  - Priority A/B - SW Colonnade floor slab renewal ( 2 bays) £39,000 DEFERRED
  - Priority B SW Colonnade & West Light well roof access install £3,400 DEFERRED
  
- **Sector 6 – The Great Hall**
  - Priority A Great Hall/North Service Yard Bridge & Stairs structural repairs DEFERRED
  - Priority A Great Hall Spaceframes -External Redecoration £73140
  - Priority A Great Hall Glazing Servicing & Replacements £21680
  - Priority A Great Hall Glazing Servicing & Replacements £12490 PART DEFERRED
  - Priority B Carry out feasibility for resurfacing the entire floor to Great Hall DEFERRED
  
- **Sector 7 – Ice Rink and Adjoining Spaces**
  - Priority A Smoke Vents Replacement £7080
  - Priority A Roof repairs (south) £2889
  
- **Sector 8 – Theatre, North East Tower and Adjoining Spaces**
  - Priority A Spider access for bi-annual inspections of ceiling, walls & proscenium arch July 21 £3282 plus £650
  - Priority A Theatre Bi-annual ceiling, proscenium arch and walls inspections January 22
  - Priority A Auditorium ceiling and walls preventative works £3475



## Progress to date against 10 year Fabric Maintenance Plan



Condition (2014) Poor  
Condition (2021) Poor

Sector 9

Condition (2014) Fair  
Condition (2021) Fair/Poor

Sector 10

Condition (2014) Poor  
Condition (2021) Good/Poor

Sector 11

Condition (2014) Poor  
Condition (2021) Poor

Sector 12

Condition (2014) Fair  
Condition (2021) Fair

Sector 13

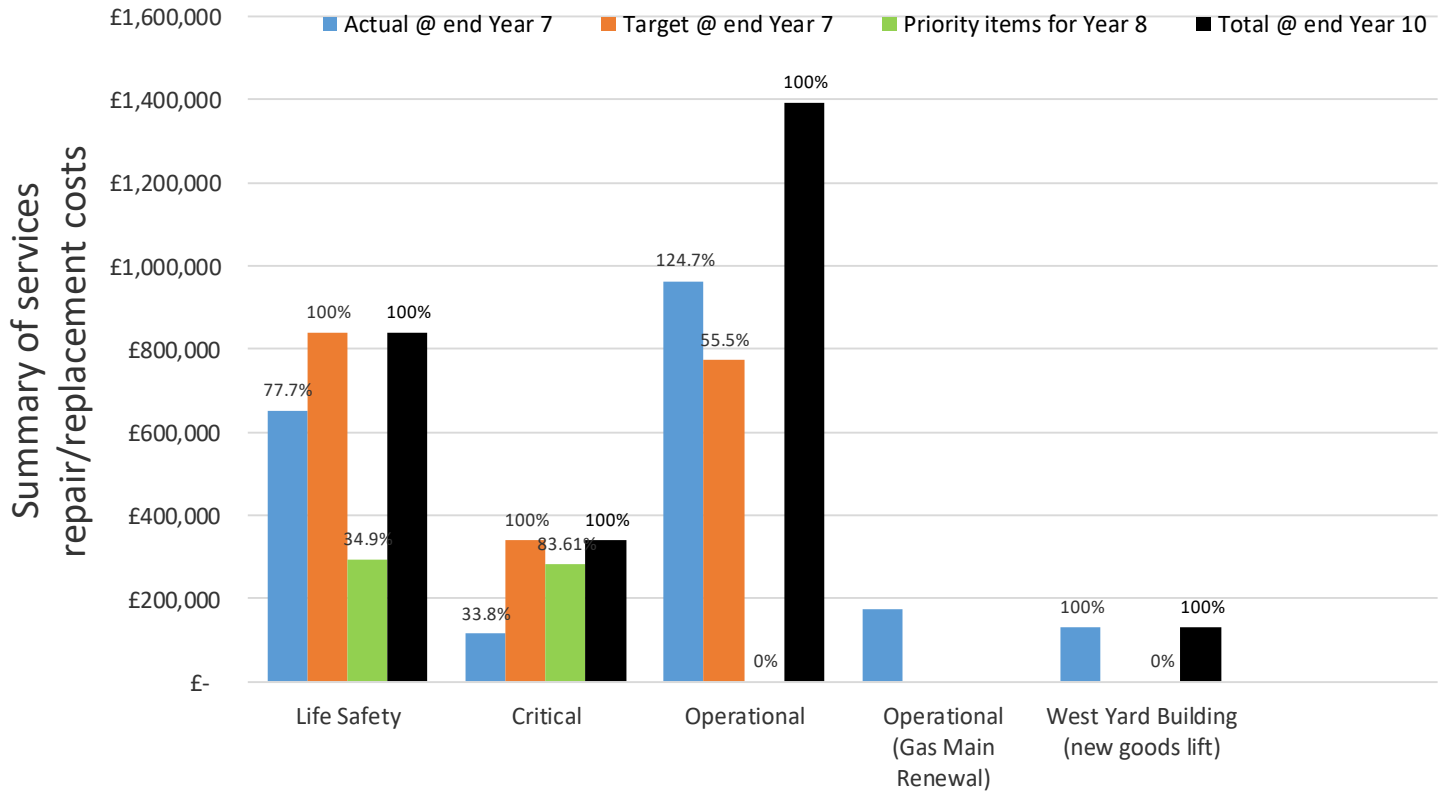


## FMP Packages – Year 8

- **Sector 9 : Former BBC Studios**
  - Priority B East Lightwell roof access install *DEFERRED*
  - Priority A Repair transmitter hall ramp £7702
  
- **Sector 10 : South East Tower and Adjoining Spaces**
  - Priority A Over felting to leaking zinc roof over BBC link/toilets *DEFERRED*
  - Priority B Extra over to renew roof with zinc coverings *DEFERRED*
  - Priority A Additional decorations following rewiring £2125
  - Priority A BBC Tower 5 floor roof repairs £1269
  - Priority A BBC Tower external steps & railing repairs £7600
  
- **Sector 11 : East Court, Ice Rink Foyer and Adjoining Spaces**
  - Priority A East Court Roof -Glazing overhaul & repairs £47237 plus access £15815 May & June
  - Priority A Glazing Works to East Court £9000 plus £37790
  - Priority A SE office building staircase renew beam and ceiling £8245 plus scaffold £380
  - *Priority A/B Zinc roof renewal and parapet repairs over corridor DEFERRED*
  
- **Sector 12 : South Basement**
  - Priority A -Coniston -Retention release £3391
  - Priority B Annual structural survey *DEFERRED*
  
- **Sector 13 : North Basement**



## Progress to date against 10 year Fabric Maintenance Plan



Condition (2014) Poor  
Condition (2021) Fair

All Sectors

Condition (2014) Poor  
Condition (2021) Fair

All Sectors

Condition (2014) Poor  
Condition (2021) Fair/Poor

All Sectors

Condition (2014) Poor  
Condition (2021) Good

Grounds

Condition (2014) Poor  
Condition (2020) Good

Sector 3





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## FMP Packages – Year 8

- **Services : Life Safety**

- Priority A New Ice Rink inverter and touch pad x2 CO sensors £4084
- Priority A Fire Alarm upgrade WH, GH & PC £267761 (£54209 deferred)
- Priority A Fire Alarm upgrade fees £21200 (£5916 deferred)
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- **Services : Critical**

- Priority B Back-up generator Main Building *DEFERRED*
- Priority B Power distribution 5 year fixed wiring testing remainder *DEFERRED*
- *Priority A West Hall Salix fees £47500 (£5921 remaining)*
- *Priority A West Hall rewire £293,111 (£5921 committed)*

- **Services : Operational**

- No works carried out during 2021/22



# QUESTIONS