Middlewich Brine Pump - maintenance plan

Roof Inspect roof generally for damage that would lead to water ingress 2 Bi-annually, say in May and November 300 Assume one day by specialist contractor and November 200 Assuming no scaffolding tower / cherry and November 200 Assuming no scaffolding tower / cherry picker hire required. Walls Visual inspection for damage including steels. 2 Bi-annually As per roof cost Volunteer roles (assuming no further action is required) may need specialist contractor is required including steels. 300 Assume one day by specialist contractor and November 200 Assuming no scaffolding tower / cherry picker hire required. As per roof cost Volunteer roles (assuming no further action is required) may need specialist contractor 300 Volunteer roles (assuming no further action is required) may need specialist contractor 300 Volunteer roles 300 Assume one day by specialist contractor 300 Assu	Item to be maintained/managed		Action	Annual frequency	When	Annual cost	Notes
riverbank Maintenance of external space Management of hedgerows, wild-flowers and trees Management of hedgerows, wild-flowers and September Mall september Mofement Security Management of hedgerows, wild-flowers and trees Management of hedgerows, wild-flowers and September Moisture/humidity Checks General clean and maintenance Moisture/humidity Checks General check on building Conditions Moisture/humidity Checks Moisture/humidity C	LANDSCAPE			<u>I</u>			
External space And September Volunteer equipment req to undertake.		_	Cut to 4cm to remove excess grass	1		200	to compost or mulch or hire of equipment
Interior			Weed killing and clearance	2	and September	300	
General repair of hard surfaces 0 As required 0 Included in Provisional Sum below				2		100	• •
Fence Sexternal pump General clean and maintenance 2 bi-annually, say March 300 Volunteer equipment and materials to care out general maintenance 2 bi-annually, say March 300 Volunteer equipment and materials to care out general maintenance Sexternal Roof Inspect roof generally for damage that would lead to water ingress 2 Bi-annually, say in May and November Sexternal Sexternal Check / Clean gutters 2 Bi-annually, say in May and November Sexternal Sexternal Visual inspection for damage 2 Bi-annually, say in May and November Sexternal							
Protection Check, re-oiling etc and September out general maintenance		fence			and September		also Provisional Sum below
Roof Inspect roof generally for damage that would lead to water ingress 2 Bi-annually, say in May and November 200 Assuming no scaffolding tower / cherry picker hire required. Visual inspection for damage including steels. Bi-annually As per roof cost Volunteer roles (assuming no further action is required) Walls Windows & doors General check for damage Bi-annually O Volunteer roles (assuming no further action is required) Windows & doors General check for damage Bi-annually O Volunteer roles Windows & doors General check for damage Bi-annually O Volunteer roles Windows & doors General check for damage/water Bi-annually O Volunteer roles Windows & doors General check for damage/water D Wolunteer roles Windows & doors General check for damage/water D Wolunteer roles Windows & doors General check on building D Wolunteer roles Cost D Wolunteer roles D Wolunteer roles Cost D Wolunteer roles D				2		300	
that would lead to water ingress and November Check / Clean gutters Check / Clean gutters Disaminally, say in May and November Walls Visual inspection for damage including steels. Windows & doors General check for damage Interior Moisture/humidity checks Conditions General check on building General check on building Checks Conditions General contingency Checks Conditions As per roof cost Volunteer roles (assuming no further action is required) may need specialist contractor is required) may need specialist contractor is required in may need specialist contractor in the properties of the properties	BUILDING						
Walls Visual inspection for damage including steels. Windows & doors General check for damage ingress/vermin Moisture/humidity checks conditions General check on building checks conditions General conditions General check on building checks conditions General contingency General contingency General check on building checks conditions General contingency General check on building conditions General contingency Journally As per roof cost Volunteer roles (assuming no further action is required) may need specialist contractor Volunteer roles Bi-annually O Volunteer roles Bi-annually O Volunteer roles For oblinations For replacing broken window panes, infilling puddles in ground surface etc. Volunteer equipment	External	Roof	that would lead to water ingress	2	and November		, , ,
windows & doors General check for damage 2 Bi-annually 0 Volunteer roles Interior General General check for damage/water ingress/vermin 2 Bi-annually 0 Volunteer roles Moisture/humidity General check on building 12 monthly 110 Volunteers recording levels, monitoring metalwork, objects and interpretation GENERAL PROVISIONAL SUMS General contingency 500 For replacing broken window panes, infilling puddles in ground surface etc. Volunteer equipment 500 Tools required for the above work			Check / Clean gutters	2		200	picker hire required.
General General check for damage/water ingress/vermin 2 Bi-annually 0 Volunteer roles		Walls		2	Bi-annually	•	Volunteer roles (assuming no further actior is required) may need specialist contractor
Ingress/vermin Ingr		Windows & doors	General check for damage	2	Bi-annually	0	Volunteer roles
checks conditions metalwork, objects and interpretation GENERAL PROVISIONAL SUMS General contingency 500 For replacing broken window panes, infilling puddles in ground surface etc. Volunteer equipment 500 Tools required for the above work	Interior	General		2	Bi-annually	0	Volunteer roles
General contingency 500 For replacing broken window panes, infilling puddles in ground surface etc. Volunteer equipment 500 Tools required for the above work			•	12	monthly	110	
puddles in ground surface etc. Volunteer equipment 500 Tools required for the above work	GENERAL PRO	VISIONAL SUMS					
			General contingency				puddles in ground surface etc.
			Volunteer equipment				