

**APPENDIX THREE - REPAIRS AND MAINTENANCE PROGRAMME**

TORBAY COUNCIL

REPAIR & MAINTENANCE PROGRAMME

YEAR 2012/13

Budget £1,000,000

D/Bad = 10	Yr 1 = 10	Personal safety = 10	Very = 10
C/Poor = 7	Yr 2 = 7	Continued use = 7	High = 7
B/Satis = 3	Yr 3 = 3	Partial closure = 3	Medium = 3
A/Good = 0	Yr 4+ = 0	None = 0	Low = 0

Asset	Element	Budget estimated costs	Cnd	Prty	Conditon Grade A - D	Conditon Priority Yr 1 - Yr 4+	Health & Safety Priority 0 - 10	Importance to service delivery 0 - 10	verall priorit score 0 - 40	Comments
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Various Assets	Cyclical programme of condition surveys	£80,000								
Various Assets	Asbestos re-inspection surveys	£9,000								
Various Assets	Legionella Water Hygiene contract	£35,500								
Various Assets	Legionella Risk Assessment contract	£15,000								
Various Assets	Contingency fund	£100,000								
Various Assets	Cyclical programme of external redecorations	£100,000								
Torre Abbey	Contingency fund	£100,000								

Asset Name	Element Name	Cost	Condition	Priority						
Commerce House	Electrical Services	£400	D	1	10	10	10	10	10	40
Commerce House	Electrical Services	£500	D	1	10	10	10	10	10	40
Commerce House	Electrical Services	£1,000	D	1	10	10	10	10	10	40
Torre Abbey Chapel Remains	External Walls, Windows and Doors	£2,500	D	1	10	10	10	10	7	37
Torquay Town Hall Site-COs Complex	Electrical Services	£1,200	C	1	7	10	10	10	10	37
Tor Hill House	Electrical Services	£500	C	1	7	10	10	10	10	37
Roebuck House Offices	Mechanical Services	£5,000	C	1	7	10	10	10	10	37
Roebuck House Offices	Mechanical Services	£15,000	C	1	7	10	10	10	10	37
Roebuck House Offices	Electrical Services	£200	C	1	7	10	10	10	10	37
Pearl Assurance House	Mechanical Services	£12,000	C	1	7	10	10	10	10	37
Electric House Offices	Electrical Services	£750	C	1	7	10	10	10	10	37
Commerce House	Electrical Services	£500	C	1	7	10	10	10	10	37
Commerce House	Electrical Services	£1,000	C	1	7	10	10	10	10	37
Commerce House	Electrical Services	£1,000	C	1	7	10	10	10	10	37
The Studio-Part of Gnd & 1st Floors	Mechanical Services	£400	D	2	10	7	10	10	7	34
Roebuck House Offices	Electrical Services	£1,500	C	2	7	7	10	10	10	34
Pearl Assurance House	Mechanical Services	£8,000	C	1	7	10	7	10	10	34
Electric House Offices	External Areas	£2,500	C	2	7	7	10	10	10	34
Roebuck House Offices	Electrical Services	£8,000	B	1	3	10	10	10	10	33

Pearl Assurance House	Electrical Services	£1,000	B	1	3	10	10	10	33
Pearl Assurance House	Electrical Services	£1,500	B	1	3	10	10	10	33
Pearl Assurance House	Electrical Services	£2,000	B	1	3	10	10	10	33
Pearl Assurance House	Electrical Services	£2,000	B	1	3	10	10	10	33
Pearl Assurance House	Electrical Services	£2,000	B	1	3	10	10	10	33
Pearl Assurance House	Electrical Services	£4,000	B	1	3	10	10	10	33
Commerce House	Electrical Services	£750	B	1	3	10	10	10	33
Commerce House	Electrical Services	£1,500	B	1	3	10	10	10	33
Commerce House	Electrical Services	£1,500	B	1	3	10	10	10	33
Commerce House	Electrical Services	£1,500	B	1	3	10	10	10	33
Brixham Library	Electrical Services	£1,000	B	1	3	10	10	10	33
Paignton Day Centre	Mechanical Services	£12,000	C	2	7	7	10	7	31
Paignton Day Centre	External Walls, Windows and Doors	£200	C	2	7	7	10	7	31
Paignton Day Centre	External Areas	£1,500	C	2	7	7	10	7	31
Torre Abbey Chapel Remains	External Walls, Windows and Doors	£2,500	D	1	10	10	3	7	30
Torquay Town Hall Site-COs Complex	Floors and Stairs	£3,000	D	1	10	10	0	10	30
Torquay Town Hall Site-COs Complex	Electrical Services	£200	B	2	3	7	10	10	30
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	2	3	7	10	10	30
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	2	3	7	10	10	30
Torquay Town Hall Site-COs Complex	Electrical Services	£10,000	B	2	3	7	10	10	30
Tor Hill House	Electrical Services	£250	B	2	3	7	10	10	30
Tor Hill House	Electrical Services	£300	B	2	3	7	10	10	30
Tor Hill House	Electrical Services	£800	B	2	3	7	10	10	30
The Bathing House	External Walls, Windows and Doors	£3,700	D	1	10	10	10	0	30
St Marys Park Former Public Toilets	External Walls, Windows and Doors	£2,250	D	2	10	7	10	3	30
Southern Quay - Remainder	Electrical Services	£160	D	1	10	10	10	0	30
Roebuck House Offices	Electrical Services	£2,500	B	2	3	7	10	10	30
Pearl Assurance House	Mechanical Services	£10,000	C	1	7	10	3	10	30
Oddicombe Beach Huts & Chalets	Electrical Services	£750	D	1	10	10	10	0	30
Cricketfield Dwelling	Electrical Services	£500	D	1	10	10	10	0	30
Cricketfield Dwelling	Electrical Services	£1,000	D	1	10	10	10	0	30
Cricketfield Dwelling	Electrical Services	£2,000	D	1	10	10	10	0	30
Commerce House	Electrical Services	£750	B	2	3	7	10	10	30
Clennon Valley Timber Foot Bridge	Floors and Stairs	£250	B	2	3	7	10	10	30
Churston Library	External Areas	£750	C	3	7	3	10	10	30
Paignton Day Centre	External Walls, Windows and Doors	£1,000	C	2	7	7	7	7	28
Victoria Park Foot Bridge 5	Floors and Stairs	£500	B	1	3	10	7	7	27
Vaughan Parade Council Offices	Mechanical Services	£1,000	B	2	3	7	10	7	27
Vaughan Parade Council Offices	Mechanical Services	£1,000	B	2	3	7	10	7	27
Union House - Offices	Electrical Services	£1,500	C	3	7	3	7	10	27
Torre Abbey Chapel Remains	External Walls, Windows and Doors	£500	C	1	7	10	3	7	27
Torre Abbey & Gardens - Remainder	External Areas	£3,750	C	3	7	3	10	7	27
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£13,500	C	1	7	10	0	10	27
The Studio-Part of Gnd & 1st Floors	Mechanical Services	£200	B	2	3	7	10	7	27
The Studio-Part of Gnd & 1st Floors	Electrical Services	£300	B	2	3	7	10	7	27
The Studio-Part of Gnd & 1st Floors	Electrical Services	£1,000	B	2	3	7	10	7	27
Roebuck House Offices	Mechanical Services	£12,000	C	1	7	10	0	10	27

Roebuck House Offices	Mechanical Services	£15,000	C	1	7	10	0	10	27
Paignton Day Centre	Roofs	£700	B	2	3	7	10	7	27
Paignton Day Centre	Mechanical Services	£2,000	B	2	3	7	10	7	27
Paignton Day Centre	Floors and Stairs	£3,150	B	2	3	7	10	7	27
Oddicombe Beach Huts & Chalets	Electrical Services	£100	C	1	7	10	10	0	27
Oddicombe Beach Huts & Chalets	Electrical Services	£600	C	1	7	10	10	0	27
Oddicombe Beach Huts & Chalets	Electrical Services	£750	C	1	7	10	10	0	27
Cricketfield Dwelling	Electrical Services	£50	C	1	7	10	10	0	27
Cricketfield Dwelling	Electrical Services	£100	C	1	7	10	10	0	27
Cricketfield Dwelling	Electrical Services	£100	C	1	7	10	10	0	27
Cricketfield Dwelling	Electrical Services	£250	C	1	7	10	10	0	27
Cricketfield Dwelling	Electrical Services	£750	C	1	7	10	10	0	27
Commerce House	Electrical Services	£2,000	C	2	7	7	3	10	27
Cockington Lodge	Electrical Services	£200	C	1	7	10	10	0	27
Cockington Lodge	Electrical Services	£300	C	1	7	10	10	0	27
Breakwater Quarry Former Fuel Tank	External Areas	£500	D	1	10	10	7	0	27
Palace Theatre Auditorium	Internal Walls and Doors	£500	B	2	3	7	10	7	27
Victoria Park Tennis Courts (2)	External Areas	£210	D	3	10	3	10	3	26
Upton Valley Offices	Electrical Services	£100	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£250	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£1,000	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£1,000	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£1,000	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£1,500	B	3	3	3	10	10	26
Upton Valley Offices	Electrical Services	£2,000	B	3	3	3	10	10	26
Unit 6 (5 Palk St)	External Walls, Windows and Doors	£730	B	1	3	10	10	3	26
Union House - Offices	Mechanical Services	£500	B	3	3	3	10	10	26
Union House - Offices	Mechanical Services	£1,000	B	3	3	3	10	10	26
Union House - Offices	Mechanical Services	£1,000	B	3	3	3	10	10	26
Union House - Offices	Electrical Services	£150	B	1	3	10	3	10	26
Union House - Offices	Electrical Services	£750	B	3	3	3	10	10	26
Union House - Offices	Electrical Services	£8,000	B	3	3	3	10	10	26
Union House - Offices	Electrical Services	£20,000	B	3	3	3	10	10	26
Union House - Offices	Electrical Services	£20,000	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£200	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£200	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£250	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£250	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£500	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£500	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£500	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£750	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£750	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	10	10	26
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	10	10	26



Electric House Offices	Electrical Services	£1,000	B	3	3	3	10	10	26
Electric House Offices	Electrical Services	£1,750	B	3	3	3	10	10	26
Electric House Offices	Electrical Services	£2,000	B	3	3	3	10	10	26
Electric House Offices	Electrical Services	£5,500	B	3	3	3	10	10	26
Cricketfield Pavilion Changing Room	Mechanical Services	£150	B	1	3	10	10	3	26
Commerce House	Electrical Services	£1,000	B	1	3	10	3	10	26
Bank Lane Public Toilets	Mechanical Services	£150	B	1	3	10	10	3	26
Vantage Point Incubation Units	Electrical Services	£100	B	2	3	7	7	7	24
Upton Valley Offices	Redecorations (internal)	£2,500	C	2	7	7	0	10	24
Torre Abbey Upper Plant Room	Roofs	£150	C	2	7	7	3	7	24
Torre Abbey Chapel Remains	External Walls, Windows and Doors	£1,250	C	2	7	7	3	7	24
Torquay Recreation Ground Kiosks	Floors and Stairs	£1,000	C	2	7	7	7	3	24
Tor Hill House	Sanitary Services	£1,000	C	2	7	7	0	10	24
Tor Hill House	Internal Walls and Doors	£2,000	C	2	7	7	0	10	24
Tor Hill House	Floors and Stairs	£2,000	C	2	7	7	0	10	24
The Bathing House	External Areas	£3,000	C	2	7	7	10	0	24
Roebuck House Offices	Roofs	£3,000	C	2	7	7	0	10	24
Paignton Day Centre	Mechanical Services	£3,000	B	2	3	7	7	7	24
Paignton Day Centre	External Areas	£1,000	C	2	7	7	3	7	24
Oddicombe Beach Huts & Chalets	Electrical Services	£1,250	C	2	7	7	10	0	24
Cricketfield Pavilion Changing Room	Floors and Stairs	£3,900	C	2	7	7	7	3	24
Cockington Lodge	Mechanical Services	£300	D	2	10	7	7	0	24
Cockington Lodge	External Walls, Windows and Doors	£140	C	2	7	7	10	0	24
Windmill Hill Changing Rooms	Mechanical Services	£50	B	2	3	7	10	3	23
Windmill Hill Changing Rooms	Mechanical Services	£3,000	B	2	3	7	10	3	23
White Rock Changing Room	Mechanical Services	£250	B	2	3	7	10	3	23
Victoria Park Yachting Pond	External Areas	£400	B	2	3	7	10	3	23
Vaughan Parade Council Offices	Electrical Services	£1,500	B	3	3	3	10	7	23
Vaughan Parade Council Offices	Electrical Services	£3,000	B	3	3	3	10	7	23
Vaughan Parade Council Offices	Electrical Services	£3,750	B	3	3	3	10	7	23
Vaughan Parade Council Offices	Electrical Services	£5,750	B	3	3	3	10	7	23
Upton Valley Offices	Mechanical Services	£2,000	B	2	3	7	3	10	23
Upton Valley Offices	Electrical Services	£100	B	3	3	3	7	10	23
Upton Valley Offices	Electrical Services	£5,000	B	3	3	3	7	10	23
Unit 6 (5 Palk St)	Electrical Services	£500	C	3	7	3	10	3	23
Unit 05 FF & Units 4,5,6 SF, East Quay, Paignton	Mechanical Services	£50	B	2	3	7	10	3	23
Unit 03 Second Floor, South Quay, Paignton	External Areas	£500	B	2	3	7	10	3	23
Torre Valley North Pavilion	Mechanical Services	£1,250	C	3	7	3	10	3	23
Torquay Town Hall Site-COs Complex	Mechanical Services	£500	B	3	3	3	7	10	23
Torquay Town Hall Site-COs Complex	Mechanical Services	£500	B	3	3	3	7	10	23
Torquay Town Hall Site-COs Complex	Mechanical Services	£1,000	B	3	3	3	7	10	23
Torquay Town Hall Site-COs Complex	Floors and Stairs	£10,000	B	2	3	7	3	10	23
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£15,100	B	2	3	7	3	10	23
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£25,000	D	3	10	3	0	10	23
Torquay Town Hall Site-COs Complex	Electrical Services	£100	B	3	3	3	7	10	23
Torquay Town Hall Site-COs Complex	Electrical Services	£100	B	3	3	3	7	10	23
Torquay Town Hall Site-COs Complex	Electrical Services	£200	B	3	3	3	7	10	23

Torquay Town Hall Site-COs Complex	Electrical Services	£200	B	3	3	3	7	10	23
Torquay Central Library	Electrical Services	£500	B	3	3	3	7	10	23
Tor Hill House	Roofs	£5,000	B	1	3	10	0	10	23
Tor Hill Day Centre	Mechanical Services	£1,000	B	2	3	7	10	3	23
Tor Hill Day Centre	Floors and Stairs	£1,000	B	2	3	7	10	3	23
Tor Hill Day Centre	External Walls, Windows and Doors	£1,500	B	1	3	10	7	3	23
Tor Hill Day Centre	External Walls, Windows and Doors	£2,500	B	2	3	7	10	3	23
Tor Hill Day Centre	Electrical Services	£2,500	B	2	3	7	10	3	23
Tor Hill Day Centre	Electrical Services	£500	C	3	7	3	10	3	23
Tor Hill Day Centre	Electrical Services	£2,000	C	3	7	3	10	3	23
The Ziggurat	Electrical Services	£500	C	3	7	3	10	3	23
Stoodley Knowle Changing & Toilets	Roofs	£60	B	2	3	7	10	3	23
St Marys Park Former Public Toilets	External Areas	£250	D	2	10	7	3	3	23
South Sands Public Toilets	Floors and Stairs	£750	B	2	3	7	10	3	23
Recreation Gd Pavilions & Stand	Roofs	£350	D	1	10	10	3	0	23
Preston South Public Toilets	External Walls, Windows and Doors	£750	B	2	3	7	10	3	23
Preston South Public Toilets	Electrical Services	£700	B	2	3	7	10	3	23
Preston Green North Public Toilets	Mechanical Services	£500	B	2	3	7	10	3	23
Paradise Walk Bridge	Floors and Stairs	£3,000	B	4	3	0	10	10	23
Palace Avenue Public Toilets	Sanitary Services	£25	D	1	10	10	0	3	23
Paignton Day Centre	Floors and Stairs	£1,700	B	3	3	3	10	7	23
Paignton Day Centre	External Areas	£50	B	1	3	10	3	7	23
Paignton Day Centre	External Areas	£1,500	B	3	3	3	10	7	23
Old Town Hall Public Toilets	Floors and Stairs	£250	C	3	7	3	10	3	23
Oddicombe Beach Huts & Chalets	Mechanical Services	£500	D	1	10	10	3	0	23
Ilsham Valley Foot Bridge 1	Floors and Stairs	£200	B	2	3	7	10	3	23
Ellacombe Sports Pavilion	Mechanical Services	£500	B	2	3	7	10	3	23
Electric House Offices	Mechanical Services	£500	C	3	7	3	3	10	23
Cricketfield Pavilion Changing Room	Sanitary Services	£100	D	1	10	10	0	3	23
<b>TOTAL</b>		<b>£923,776</b>							

**JVC have been awarded all contracts below £50,000 (excluding major re-roofing contracts)**

**The R&M budget excludes all works for the Piers and Car Parks which are subject to Capital Bids.**

**The R&M budget excludes all works for Oldway Mansion and The Rotunda except for emergency repairs**

**The R&M programme is subject to change due to the on going condition surveys being completed and uploaded to TOAD**

**APPENDIX AM-F REPAIRS AND MAINTENANCE PROGRAMME**

TORBAY COUNCIL

REPAIR & MAINTENANCE PROGRAMME

YEAR 2013/14

D/Bad = 10 Yr 1 = 10 Personal safety = 10 Very = 10  
C/Poor = 7 Yr 2 = 7 Continued use = 7 High = 7

Budget £1,000,000

B/Satis = 3 Yr 3 = 3 Partial closure = 3 Medium = 3  
 A/Good = 0 Yr 4+ = 0 None = 0 Low = 0

Asset	Element	Budget estimated costs	Cnd	Prty	Conditon Grade A - D	Conditon Priority Yr 1 - Yr 4+	Health & Safety Priority 0 - 10	Importance to service delivery 0 - 10	verall priorit score 0 - 40	Comments
Various Assets	Cyclical programme of condition surveys	£80,000								
Various Assets	Asbestos re-inspection surveys	£9,000								
Various Assets	Legionella Water Hygiene contract	£35,500								
Various Assets	Contingency fund	£100,000								
Various Assets	Cyclical programme of external redecorations	£100,000								
Torre Abbey	Contingency fund	£100,000								
Asset Name	Element Name	Cost	Condition	Priority						
Corbyn Toilet Block & Shelter	Roofs	£500	B	2	3	7	10	3	23	
Corbyn Head Beach Managers Hut	Electrical Services	£1,500	B	2	3	7	10	3	23	
Cockington Lodge	Internal Walls and Doors	£400	B	1	3	10	10	0	23	
Clennon Valley Foot Bridge	Floors and Stairs	£200	B	1	3	10	0	10	23	
CCTV Operations Room	External Walls, Windows and Doors	£2,300	B	2	3	7	3	10	23	
CCTV Operations Room	Electrical Services	£60	B	4	3	0	10	10	23	
Brookfield Control Centre	External Walls, Windows and Doors	£125	B	3	3	3	7	10	23	
Broadsands Beach Managers Kiosk	Electrical Services	£250	B	2	3	7	10	3	23	
Breakwater Quarry Former Fuel Tank	Roofs	£250	B	1	3	10	10	0	23	
Breakwater Quarry Former Fuel Tank	External Walls, Windows and Doors	£1,200	B	1	3	10	10	0	23	
Upton Park Tennis/Netball Pavilion	Mechanical Services	£500	B	2	3	7	10	3	23	
Upton Park Tennis/Netball Pavilion	Electrical Services	£300	B	2	3	7	10	3	23	
Parkfield Rangers Offices	Electrical Services	£375	B	2	3	7	10	3	23	
Oddicombe Beach Ladies & Disabled Toilets	Sanitary Services	£250	D	1	10	10	0	3	23	
Palace Theatre Auditorium	Mechanical Services	£830	B	3	3	3	10	7	23	
Bank Lane Public Toilets	Electrical Services	£1,000	B	1	3	10	7	3	23	
Abbey Sands Beach Centre Toilets	Roofs	£125	B	2	3	7	10	3	23	
Abbey Pk Ornamental Pond & Fountain	External Areas	£1,000	B	1	3	10	10	0	23	
Torre Abbey Gardeners Storage Build	External Walls, Windows and Doors	£350	C	2	7	7	0	7	21	
Torre Abbey & Gardens - Remainder	External Areas	£150	C	2	7	7	0	7	21	
Paignton Day Centre	Roofs	£250	C	2	7	7	0	7	21	
Paignton Day Centre	Roofs	£500	C	2	7	7	0	7	21	
Paignton Day Centre	Roofs	£1,500	C	2	7	7	0	7	21	
Paignton Day Centre	Redecorations (internal)	£600	C	2	7	7	0	7	21	
Paignton Day Centre	Redecorations (internal)	£1,000	C	2	7	7	0	7	21	
Paignton Day Centre	External Walls, Windows and Doors	£600	C	2	7	7	0	7	21	
Paignton Day Centre	External Walls, Windows and Doors	£1,500	C	2	7	7	0	7	21	
Paignton Day Centre	External Areas	£150	C	2	7	7	0	7	21	

Paignton Day Centre	Ceilings	£500	C	2	7	7	0	7	21
Oddicombe Beach Huts & Chalets	Roofs	£650	C	2	7	7	7	0	21
Vaughan Parade Offices	Mechanical Services	£1,000	B	3	3	3	7	7	20
Vaughan Parade Offices	Floors and Stairs	£1,000	B	3	3	3	7	7	20
Vantage Point Incubation Units	Electrical Services	£15	D	4	10	0	3	7	20
Upton Valley Offices	Internal Walls and Doors	£1,000	B	2	3	7	0	10	20
Upton Valley Offices	Floors and Stairs	£1,000	B	2	3	7	0	10	20
Upton Valley Offices	Floors and Stairs	£1,000	C	3	7	3	0	10	20
Upton Valley Offices	External Walls, Windows and Doors	£30,000	C	3	7	3	0	10	20
Upton Valley Offices	External Areas	£500	B	2	3	7	0	10	20
Union House - Offices	Roofs	£1,000	B	2	3	7	0	10	20
Union House - Offices	Roofs	£1,000	B	2	3	7	0	10	20
Union House - Offices	Fixed Furniture and Fittings	£4,800	C	3	7	3	0	10	20
Torre Abbey Palm House	Electrical Services	£3,000	B	3	3	3	7	7	20
Torquay Town Hall Site-COs Complex	Mechanical Services	£500	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Internal Walls and Doors	£100	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£150	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£250	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£250	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£250	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£250	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£250	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£300	B	2	3	7	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£1,400	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£5,650	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	Floors and Stairs	£6,600	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£128,250	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	Ceilings	£1,350	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	Ceilings	£1,350	C	3	7	3	0	10	20
Torquay Town Hall Site-COs Complex	Ceilings	£2,700	C	3	7	3	0	10	20
Torquay Central Library	Roofs	£150	B	2	3	7	0	10	20
Torquay Central Library	Roofs	£2,000	C	3	7	3	0	10	20
Torquay Central Library	Roofs	£10,000	C	3	7	3	0	10	20
Tor Hill House	Roofs	£5,000	B	2	3	7	0	10	20
The Ziggurat	Electrical Services	£100	B	2	3	7	7	3	20
The Cottage	External Walls, Windows and Doors	£1,500	B	2	3	7	7	3	20
St Marys Park Former Public Toilets	Roofs	£65	B	2	3	7	7	3	20
Southern Quay - Remainder	External Areas	£2,000	B	2	3	7	10	0	20
Southern Quay - Remainder	Electrical Services	£1,000	D	4	10	0	10	0	20
Roebuck House Offices	External Walls, Windows and Doors	£1,500	B	2	3	7	0	10	20
Roebuck House Offices	External Walls, Windows and Doors	£5,000	B	2	3	7	0	10	20
Quaywest Toilet Block	Roofs	£125	B	2	3	7	7	3	20

Quaywest Amusement Arcade	External Walls, Windows and Doors	£500	B	2	3	7	10	0	20
Pearl Assurance House	Floors and Stairs	£400	B	2	3	7	0	10	20
Pearl Assurance House	Ceilings	£300	B	2	3	7	0	10	20
Paradise Walk Shed	Floors and Stairs	£265	B	2	3	7	10	0	20
Paignton Day Centre	Roofs	£400	B	2	3	7	3	7	20
Paignton Day Centre	Electrical Services	£100	B	3	3	3	7	7	20
Paignton Day Centre	Electrical Services	£300	B	3	3	3	7	7	20
Paignton Day Centre	Electrical Services	£300	B	3	3	3	7	7	20
Paignton Day Centre	Electrical Services	£300	B	3	3	3	7	7	20
Paignton Day Centre	Electrical Services	£300	B	3	3	3	7	7	20
Paignton Day Centre	Electrical Services	£200	B	4	3	0	10	7	20
Paignton Day Centre	Electrical Services	£2,000	B	4	3	0	10	7	20
Meadfoot Beach Managers Office	Floors and Stairs	£600	B	2	3	7	7	3	20
Meadfoot Beach Managers Office	Electrical Services	£5,000	B	2	3	7	7	3	20
Meadfoot Beach Managers Office	Electrical Services	£10,000	B	2	3	7	7	3	20
Meadfoot Beach Chalets	External Areas	£5,000	B	2	3	7	7	3	20
Lincombe Drive Public Shelter	Roofs	£500	C	1	7	10	3	0	20
Kitson Park Foot Bridge 2	Floors and Stairs	£100	C	1	7	10	0	3	20
Kings Gardens Ornamental Ponds	External Areas	£500	C	3	7	3	10	0	20
Hillside Family Centre	Mechanical Services	£750	B	2	3	7	3	7	20
Festival Restaurant	Roofs	£80,000	C	3	7	3	10	0	20
Electric House Offices	Redecorations (internal)	£2,000	B	2	3	7	0	10	20
Electric House Offices	Redecorations (internal)	£4,600	B	2	3	7	0	10	20
Electric House Offices	Redecorations (internal)	£5,200	B	2	3	7	0	10	20
Electric House Offices	Floors and Stairs	£500	B	2	3	7	0	10	20
Electric House Offices	Floors and Stairs	£1,000	B	2	3	7	0	10	20
Echo Building - Sure Start	External Walls, Windows and Doors	£1,500	B	2	3	7	0	10	20
Cricketfield Dwelling	Electrical Services	£100	C	1	7	10	3	0	20
Cricketfield Dwelling	Ceilings	£10,000	C	3	7	3	10	0	20
Commerce House	Mechanical Services	£1,000	C	3	7	3	0	10	20
Commerce House	Ceilings	£500	B	2	3	7	0	10	20
Churston Library	Roofs	£450	B	2	3	7	0	10	20
Churston Library	Roofs	£950	B	2	3	7	0	10	20
Churston Library	Roofs	£1,250	B	2	3	7	0	10	20
Churston Library	External Areas	£350	B	2	3	7	0	10	20
Churston Library	External Areas	£450	B	2	3	7	0	10	20
CCTV Operations Room	Roofs	£250	B	2	3	7	0	10	20
CCTV Operations Room	External Walls, Windows and Doors	£200	B	2	3	7	0	10	20
CCTV Operations Room	External Walls, Windows and Doors	£1,000	B	2	3	7	0	10	20
<b>TOTAL</b>		<b>£935,835</b>							

**JVC have been awarded all contracts below £50,000 (excluding major re-roofing contracts)**

**The R&M budget excludes all works for the Piers and Car Parks which are subject to Capital Bids.**

**The R&M budget excludes all works for Oldway Mansion and The Rotunda except for emergency repairs**

**The R&M programme is subject to change due to the on going condition surveys being completed and uploaded to TOAD**

**APPENDIX AM-F REPAIRS AND MAINTENANCE PROGRAMME**

TORBAY COUNCIL

REPAIR & MAINTENANCE PROGRAMME

YEAR 2014/15

Budget £1,000,000

D/Bad = 10 Yr 1 = 10 Personal safety = 10 Very = 10  
 C/Poor = 7 Yr 2 = 7 Continued use = 7 High = 7  
 B/Satis = 3 Yr 3 = 3 Partial closure = 3 Medium = 3  
 A/Good = 0 Yr 4+ = 0 None = 0 Low = 0

Asset	Element	Budget estimated costs	Cnd	Prty	Conditon Grade A - D	Conditon Priority Yr 1 - Yr 4+	Health & Safety Priority 0 - 10	Importance to service delivery 0 - 10	Overall priorit score 0 - 40	Comments
Various Assets	Cyclical programme of condition surveys	£80,000								
Various Assets	Asbestos re-inspection surveys	£9,000								
Various Assets	Legionella Water Hygiene contract	£35,500								
Various Assets	Legionella Risk Assessment contract	£15,000								
Various Assets	Contingency fund	£100,000								
Various Assets	Cyclical programme of external redecorations	£100,000								
Torre Abbey	Contingency fund	£100,000								
Asset Name	Element Name	Cost	Condition	Priority						
Palace Theatre Auditorium	Mechanical Services	£12,960	B	3	3	3	7	7	20	
Abbey Pk Ornamental Pond & Fountain	External Areas	£1,000	B	2	3	7	10	0	20	
Victoria Park Yachting Pond	External Areas	£660	B	3	3	3	10	3	19	
Unit 6 (5 Palk St)	Floors and Stairs	£600	B	3	3	3	10	3	19	
Unit 10 Ground Floor, Paignton Harbour	External Walls, Windows and Doors	£211	B	3	3	3	10	3	19	
Unit 06 First Floor, East Quay, Paignton Harbour	External Areas	£500	B	3	3	3	10	3	19	
Torquay Town Hall Site-COs Complex	Mechanical Services	£1,000	B	3	3	3	3	10	19	
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	3	10	19	
Torquay Town Hall Site-COs Complex	Electrical Services	£1,000	B	3	3	3	3	10	19	
Torquay Town Hall Site-COs Complex	Electrical Services	£2,000	B	3	3	3	3	10	19	
Torquay Central Library	Mechanical Services	£500	B	3	3	3	3	10	19	
Torquay Central Library	Mechanical Services	£1,000	B	3	3	3	3	10	19	
Tor Hill House	Electrical Services	£50	B	3	3	3	3	10	19	
Tor Hill House	Electrical Services	£100	B	3	3	3	3	10	19	
Tor Hill Day Centre	Mechanical Services	£2,000	B	3	3	3	10	3	19	
Tor Hill Day Centre	Electrical Services	£1,500	B	3	3	3	10	3	19	

St Marys Park Former Public Toilets	External Areas	£625	B	3	3	3	10	3	19
Electric House Offices	Mechanical Services	£1,000	B	3	3	3	3	10	19
Electric House Offices	Mechanical Services	£2,000	B	3	3	3	3	10	19
Electric House Offices	Electrical Services	£250	B	3	3	3	3	10	19
Electric House Offices	Electrical Services	£500	B	3	3	3	3	10	19
Electric House Offices	Electrical Services	£1,000	B	3	3	3	3	10	19
Cricketfield Pavilion Changing Room	Mechanical Services	£1,000	B	3	3	3	10	3	19
Cricketfield Pavilion Changing Room	Floors and Stairs	£800	B	3	3	3	10	3	19
Cricketfield Pavilion Changing Room	Electrical Services	£100	B	3	3	3	10	3	19
Churston Library	External Areas	£1,250	B	3	3	3	3	10	19
Oddicombe Beach Gents Toilets	External Areas	£500	B	3	3	3	10	3	19
Victoria Park Tennis Courts (2)	External Areas	£277	C	2	7	7	0	3	17
Victoria Park Tennis Courts (2)	External Areas	£1,500	C	2	7	7	0	3	17
Victoria Park Foot Bridge 3	External Walls, Windows and Doors	£3,000	B	4	3	0	7	7	17
Victoria Park Foot Bridge 2	Floors and Stairs	£5,000	C	3	7	3	0	7	17
Victoria Park Foot Bridge 1	Floors and Stairs	£200	B	2	3	7	0	7	17
Victoria Park Foot Bridge 1	Floors and Stairs	£250	B	2	3	7	0	7	17
Victoria Park Foot Bridge 1	Floors and Stairs	£3,000	B	2	3	7	0	7	17
Vaughan Parade Offices	Mechanical Services	£1,000	B	2	3	7	0	7	17
Vantage Point Incubation Units	Mechanical Services	£30	B	2	3	7	0	7	17
Vantage Point Incubation Units	Mechanical Services	£75	B	2	3	7	0	7	17
Torre Abbey Gardeners Storage Build	External Walls, Windows and Doors	£450	C	3	7	3	0	7	17
Torre Abbey & Gardens - Remainder	External Areas	£175	C	3	7	3	0	7	17
Torre Abbey & Gardens - Remainder	External Areas	£700	C	3	7	3	0	7	17
Torre Abbey & Gardens - Remainder	External Areas	£750	C	3	7	3	0	7	17
Torre Abbey & Gardens - Remainder	External Areas	£750	C	3	7	3	0	7	17
Torre Abbey & Gardens - Remainder	External Areas	£2,750	C	3	7	3	0	7	17
Torquay Town Hall Site-COs Complex	Internal Walls and Doors	£8,000	C	4	7	0	0	10	17
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£47,250	C	4	7	0	0	10	17
Torquay Central Library	Roofs	£3,000	C	4	7	0	0	10	17
Torquay Central Library	Roofs	£50,000	C	4	7	0	0	10	17
Tor Hill House	Roofs	£85,000	C	4	7	0	0	10	17
St Marys Park Former Public Toilets	External Areas	£40	C	2	7	7	0	3	17
South Sands Public Toilets	External Walls, Windows and Doors	£500	C	2	7	7	0	3	17
Roebuck House Offices	External Walls, Windows and Doors	£163,000	C	4	7	0	0	10	17
Parkfield Rangers Open Storage Area	External Walls, Windows and Doors	£500	B	2	3	7	7	0	17
Paignton Day Centre	Roofs	£1,500	B	2	3	7	0	7	17
Paignton Day Centre	Floors and Stairs	£150	B	2	3	7	0	7	17
Paignton Day Centre	Floors and Stairs	£500	B	2	3	7	0	7	17
Paignton Day Centre	Floors and Stairs	£2,500	B	2	3	7	0	7	17
Paignton Day Centre	Fixed Furniture and Fittings	£300	B	2	3	7	0	7	17
Paignton Day Centre	Fixed Furniture and Fittings	£900	B	2	3	7	0	7	17
Meadfoot Beach Chalets	Roofs	£17,000	C	2	7	7	0	3	17
Lincombe Drive Public Shelter	Roofs	£100	C	3	7	3	7	0	17
Cricketfield Pavilion Changing Room	Ceilings	£10,560	C	2	7	7	0	3	17
Cricketfield Dwelling	Floors and Stairs	£1,000	C	3	7	3	7	0	17
Cockington Lodge	External Walls, Windows and Doors	£560	C	1	7	10	0	0	17



Various Assets	Asbestos re-inspection surveys	£9,000										
Various Assets	Legionella Water Hygiene contract	£35,500										
Various Assets	Contingency fund	£100,000										
Various Assets	Cyclical programme of external redecorations	£100,000										
Torre Abbey	Contingency fund	£100,000										
Asset Name	Element Name	Cost	Condition	Priority								
Torquay Town Hall Site-COs Complex	Redecorations (internal)	£111,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Mechanical Services	£500	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Mechanical Services	£500	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Mechanical Services	£1,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Mechanical Services	£2,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Mechanical Services	£10,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£200	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£3,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£1,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£13,365	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£36,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£69,000	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Electrical Services	£100	B	3	3	3	0	10	16			
Torquay Town Hall Site-COs Complex	Electrical Services	£750	B	3	3	3	0	10	16			
Torquay Central Library	Roofs	£100	B	3	3	3	0	10	16			
Torquay Central Library	Redecorations (internal)	£25,000	B	3	3	3	0	10	16			
Torquay Central Library	Mechanical Services	£3,000	B	3	3	3	0	10	16			
Torquay Central Library	Mechanical Services	£3,000	B	3	3	3	0	10	16			
Torquay Central Library	Floors and Stairs	£1,000	B	3	3	3	0	10	16			
Torquay Central Library	External Walls, Windows and Doors	£10,000	B	3	3	3	0	10	16			
Tor Hill House	Roofs	£5,000	B	3	3	3	0	10	16			
Tor Hill House	Mechanical Services	£500	B	3	3	3	0	10	16			
Tor Hill House	Floors and Stairs	£5,000	B	4	3	0	3	10	16			
Tor Hill Day Centre	Internal Walls and Doors	£1,500	B	1	3	10	0	3	16			
Tor Hill Day Centre	Electrical Services	£600	B	3	3	3	7	3	16			
Tor Hill Day Centre	Electrical Services	£750	B	3	3	3	7	3	16			
The Lodge	External Walls, Windows and Doors	£500	B	2	3	7	3	3	16			
Southern Quay - Remainder	Electrical Services	£250	B	3	3	3	10	0	16			
Roebuck House Offices	Redecorations (internal)	£200	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£200	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£200	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£200	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£300	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£300	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£300	B	3	3	3	0	10	16			
Roebuck House Offices	Redecorations (internal)	£300	B	3	3	3	0	10	16			



Meadfoot Beach Managers Office	Electrical Services	£5,000	B	2	3	7	3	3	16
Kitson Park Foot Bridge 2	External Walls, Windows and Doors	£500	B	3	3	3	7	3	16
Kitson Park Foot Bridge 1	External Walls, Windows and Doors	£500	B	3	3	3	7	3	16
Kings Gardens Foot Bridge 1	External Walls, Windows and Doors	£750	B	3	3	3	7	3	16
Hillside Family Centre	Mechanical Services	£250	B	3	3	3	3	7	16
Electric House Offices	Redecorations (internal)	£2,000	B	3	3	3	0	10	16
Electric House Offices	Redecorations (internal)	£4,600	B	3	3	3	0	10	16
Electric House Offices	Redecorations (internal)	£5,200	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£500	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£1,000	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£1,000	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£2,000	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£2,000	B	3	3	3	0	10	16
Electric House Offices	Mechanical Services	£5,000	B	3	3	3	0	10	16
Electric House Offices	Internal Walls and Doors	£2,000	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£100	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£100	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£120	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£150	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£150	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£150	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£170	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£250	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£340	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£350	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£1,000	B	3	3	3	0	10	16
Electric House Offices	Floors and Stairs	£1,300	B	3	3	3	0	10	16
Electric House Offices	Ceilings	£1,000	B	3	3	3	0	10	16
Cricketfield Dwelling	Electrical Services	£200	B	3	3	3	10	0	16
Cricketfield Dwelling	Electrical Services	£250	B	3	3	3	10	0	16
Commerce House	Redecorations (internal)	£3,000	B	3	3	3	0	10	16
Commerce House	Floors and Stairs	£800	B	3	3	3	0	10	16
Cockington Lodge	Mechanical Services	£7,000	B	3	3	3	10	0	16
Clennon Valley Weir 1	Floors and Stairs	£200	B	1	3	10	0	3	16
Churston Library	Roofs	£350	B	3	3	3	0	10	16
Churston Library	External Areas	£475	B	3	3	3	0	10	16
CCTV Operations Room	Internal Walls and Doors	£500	B	3	3	3	0	10	16
CCTV Operations Room	Floors and Stairs	£100	B	3	3	3	0	10	16
CCTV Operations Room	External Walls, Windows and Doors	£500	B	3	3	3	0	10	16
CCTV Operations Room	Ceilings	£200	B	3	3	3	0	10	16
Upton Park Tennis/Netball Pavilion	Mechanical Services	£50	B	1	3	10	0	3	16
Upton Park Tennis/Netball Pavilion	Mechanical Services	£200	B	1	3	10	0	3	16
Shoalstone Beach Changing Rooms	Internal Walls and Doors	£870	C	3	7	3	3	3	16
Shoalstone Beach Changing Rooms	Ceilings	£250	B	4	3	0	10	3	16
Armada Park Changing Rooms	Mechanical Services	£250	B	4	3	0	10	3	16
Abbey Meadows Pavilion	Mechanical Services	£1,000	C	3	7	3	3	3	16
Public Shelter Opposite Grand Hotel	Redecorations (internal)	£2,000	C	2	7	7	0	0	14



Various Assets	Legionella Water Hygiene contract	£35,500										
Various Assets	Legionella Risk Assessment contract	£15,000										
Various Assets	Contingency fund	£100,000										
Various Assets	Cyclical programme of external redecorations	£100,000										
Torre Abbey	Contingency fund	£100,000										
Asset Name	Element Name	Cost	Condition	Priority								
Vaughan Parade Council Offices	External Walls, Windows and Doors	£1,000	B	3	3	3	0	7	13			
Vaughan Parade Council Offices	Ceilings	£1,000	B	3	3	3	0	7	13			
Vantage Point Incubation Units	Electrical Services	£30	B	4	3	0	3	7	13			
Vantage Point Incubation Units	Electrical Services	£302	B	4	3	0	3	7	13			
Upton Valley Offices	Roofs	£13,000	B	4	3	0	0	10	13			
Upton Valley Offices	Mechanical Services	£2,000	B	4	3	0	0	10	13			
Unit 06 First Floor, East Quay, Paignton Harb	External Walls, Windows and Doors	£2,000	B	2	3	7	0	3	13			
Torre Valley North Pavilion	Sanitary Services	£1,625	C	3	7	3	0	3	13			
Torre Abbey & Gardens - Remainder	External Areas	£350	B	3	3	3	0	7	13			
Torre Abbey & Gardens - Remainder	External Areas	£500	B	3	3	3	0	7	13			
Torre Abbey & Gardens - Remainder	External Areas	£1,150	B	3	3	3	0	7	13			
Torre Abbey & Gardens - Remainder	External Areas	£2,500	B	3	3	3	0	7	13			
Torre Abbey & Gardens - Remainder	External Areas	£4,300	B	3	3	3	0	7	13			
Torquay Town Hall Site-COs Complex	Redecorations (internal)	£55,500	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£550	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£600	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£600	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£800	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£1,300	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£2,600	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	Floors and Stairs	£3,100	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£28,350	B	4	3	0	0	10	13			
Torquay Town Hall Site-COs Complex	External Walls, Windows and Doors	£41,850	B	4	3	0	0	10	13			
Torquay Recreation Ground Kiosks	External Walls, Windows and Doors	£1,000	B	2	3	7	0	3	13			
Torquay Coach Station Public Toilet	Redecorations (internal)	£500	B	2	3	7	0	3	13			
Torquay Central Library	Redecorations (internal)	£25,000	B	4	3	0	0	10	13			
Torquay Central Library	Floors and Stairs	£2,000	B	4	3	0	0	10	13			
Torquay Central Library	Floors and Stairs	£4,000	B	4	3	0	0	10	13			
Torquay Central Library	Floors and Stairs	£42,000	B	4	3	0	0	10	13			
Torquay Central Library	External Walls, Windows and Doors	£7,000	B	4	3	0	0	10	13			
Torquay Central Library	External Walls, Windows and Doors	£16,000	B	4	3	0	0	10	13			
Torquay Central Library	External Walls, Windows and Doors	£18,000	B	4	3	0	0	10	13			
Tor Hill House	Roofs	£5,000	B	4	3	0	0	10	13			
Tor Hill Day Centre	Roofs	£2,200	B	2	3	7	0	3	13			
Tor Hill Day Centre	Roofs	£5,000	B	2	3	7	0	3	13			

Tor Hill Day Centre	External Walls, Windows and Doors	£1,000	B	2	3	7	0	3	13
Tor Hill Day Centre	External Walls, Windows and Doors	£1,000	B	2	3	7	0	3	13
Tor Hill Day Centre	External Walls, Windows and Doors	£1,000	B	2	3	7	0	3	13
St Marys Park Former Public Toilets	Roofs	£95	B	2	3	7	0	3	13
Shoalstone Public Shelters	Floors and Stairs	£700	B	3	3	3	7	0	13
Sherwell Park Foot Bridge 1	Floors and Stairs	£500	C	3	7	3	0	3	13
Sherwell Park Foot Bridge 1	Floors and Stairs	£1,250	C	3	7	3	0	3	13
Sherwell Park Foot Bridge 1	External Walls, Windows and Doors	£200	B	2	3	7	0	3	13
Roebuck House Offices	Redecorations (internal)	£400	B	4	3	0	0	10	13
Quaywest Toilet Block	Roofs	£25	B	2	3	7	0	3	13
Quaywest Peter Pan Basketball Area	External Areas	£1,850	B	3	3	3	7	0	13
Preston South Public Toilets	Mechanical Services	£400	B	2	3	7	0	3	13
Preston South Public Toilets	External Areas	£3,800	C	3	7	3	0	3	13
Preston South Public Toilets	Electrical Services	£1,850	B	2	3	7	0	3	13
Preston South Public Toilets	Ceilings	£250	B	2	3	7	0	3	13
Preston South Public Toilets	Ceilings	£850	C	3	7	3	0	3	13
Preston Shelter Public Toilets	Fixed Furniture and Fittings	£500	B	2	3	7	0	3	13
Preston Shelter Public Toilets	External Walls, Windows and Doors	£3,000	B	2	3	7	0	3	13
Preston Green North Public Toilets	Floors and Stairs	£250	B	2	3	7	0	3	13
Preston Green North Public Toilets	Floors and Stairs	£2,000	C	3	7	3	0	3	13
Preston Green North Public Toilets	External Walls, Windows and Doors	£850	B	2	3	7	0	3	13
Preston Beach Office	External Walls, Windows and Doors	£125	B	2	3	7	0	3	13
Paradise Walk Shed	Roofs	£500	B	1	3	10	0	0	13
Paradise Walk Shed	External Areas	£200	B	4	3	0	10	0	13
Palace Avenue War Memorial	External Areas	£1,585	B	3	3	3	7	0	13
Paignton Sea Front Public Toilets	Internal Walls and Doors	£850	C	3	7	3	0	3	13
Paignton Day Centre	Sanitary Services	£50	B	3	3	3	0	7	13
Paignton Day Centre	Sanitary Services	£50	B	3	3	3	0	7	13
Paignton Day Centre	Sanitary Services	£50	B	3	3	3	0	7	13
Paignton Day Centre	Roofs	£300	B	3	3	3	0	7	13
Paignton Day Centre	Redecorations (internal)	£800	B	3	3	3	0	7	13
Paignton Day Centre	Redecorations (internal)	£3,000	B	3	3	3	0	7	13
Paignton Day Centre	Mechanical Services	£2,000	B	3	3	3	0	7	13
Paignton Day Centre	Internal Walls and Doors	£250	B	3	3	3	0	7	13
Paignton Day Centre	Floors and Stairs	£1,000	B	3	3	3	0	7	13
Oddicombe Deck Chair Store	Mechanical Services	£1,000	B	2	3	7	3	0	13
Meadfoot Beach Managers Office	Roofs	£1,000	B	2	3	7	0	3	13
Meadfoot Beach Managers Office	Roofs	£6,000	B	2	3	7	0	3	13
Meadfoot Beach Managers Office	External Walls, Windows and Doors	£500	B	2	3	7	0	3	13
Kings Gardens Foot Bridge 1	Floors and Stairs	£200	B	2	3	7	0	3	13
King George V Barn	Electrical Services	£500	C	3	7	3	3	0	13
Ilisham Valley Foot Bridge 1	Floors and Stairs	£300	B	2	3	7	0	3	13
Hillside Family Centre	Mechanical Services	£500	B	3	3	3	0	7	13
Furzeham Football Pavilion	Roofs	£50	B	2	3	7	0	3	13
Ellacombe Sports Pavilion	Mechanical Services	£250	B	2	3	7	0	3	13
Ellacombe Sports Pavilion	Fixed Furniture and Fittings	£1,200	C	3	7	3	0	3	13
Electric House Offices	Redecorations (internal)	£2,000	B	4	3	0	0	10	13

Electric House Offices	Redecorations (internal)	£4,600	B	4	3	0	0	10	13
Electric House Offices	Redecorations (internal)	£5,200	B	4	3	0	0	10	13
Electric House Offices	Redecorations (internal)	£10,300	B	4	3	0	0	10	13
Electric House Offices	Floors and Stairs	£12,700	B	4	3	0	0	10	13
Cricketfield Pavilion Changing Room	Internal Walls and Doors	£1,000	B	2	3	7	0	3	13
Commerce House	Mechanical Services	£1,000	B	4	3	0	0	10	13
Cockington Lodge	Mechanical Services	£300	B	3	3	3	7	0	13
Clennon Valley Weir 2	Floors and Stairs	£200	B	2	3	7	0	3	13
Clennon Valley Changing Rooms	Roofs	£1,000	C	3	7	3	0	3	13
Clennon Valley Changing Rooms	Roofs	£1,280	C	3	7	3	0	3	13
Clennon Valley Changing Rooms	External Walls, Windows and Doors	£1,100	B	2	3	7	0	3	13
CCTV Operations Room	Internal Walls and Doors	£2,500	B	4	3	0	0	10	13
CCTV Operations Room	Fixed Furniture and Fittings	£500	B	4	3	0	0	10	13
CCTV Operations Room	Electrical Services	£20	B	4	3	0	0	10	13
CCTV Operations Room	Electrical Services	£30	B	4	3	0	0	10	13
Parkfield Rangers Offices	Mechanical Services	£150	B	2	3	7	0	3	13
Parkfield Rangers Offices	Mechanical Services	£175	B	2	3	7	0	3	13
Palace Theatre Auditorium	Roofs	£100	B	3	3	3	0	7	13
Palace Theatre Auditorium	Redecorations (internal)	£2,750	B	3	3	3	0	7	13
Palace Theatre Auditorium	Internal Walls and Doors	£1,400	B	3	3	3	0	7	13
Palace Theatre Auditorium	Internal Walls and Doors	£1,750	B	3	3	3	0	7	13
Palace Theatre Auditorium	Internal Walls and Doors	£1,750	B	3	3	3	0	7	13
Palace Theatre Auditorium	Internal Walls and Doors	£4,620	B	3	3	3	0	7	13
Palace Theatre Auditorium	Floors and Stairs	£925	B	3	3	3	0	7	13
Palace Theatre Auditorium	Floors and Stairs	£3,500	B	3	3	3	0	7	13
Palace Theatre Auditorium	Fixed Furniture and Fittings	£5,000	B	3	3	3	0	7	13
Bishops Place	Roofs	£250	B	3	3	3	0	7	13
Bishops Place	Roofs	£1,000	B	3	3	3	0	7	13
Bishops Place	External Walls, Windows and Doors	£2,600	B	3	3	3	0	7	13
Bishops Place	External Areas	£1,000	B	3	3	3	0	7	13
Abbey Sands Beach Centre Toilets	Redecorations (internal)	£1,200	B	2	3	7	0	3	13
Abbey Sands Beach Centre Toilets	Fixed Furniture and Fittings	£750	B	2	3	7	0	3	13
Watcombe Beach Public Toilets	Sanitary Services	£250	B	3	3	3	3	3	12
Tor Hill Day Centre	Electrical Services	£100	B	3	3	3	3	3	12
Tor Hill Day Centre	Electrical Services	£500	B	3	3	3	3	3	12
St Marys Pavilion/Changing Rooms	Roofs	£250	B	3	3	3	3	3	12
St Marys Pavilion/Changing Rooms	Mechanical Services	£50	B	3	3	3	3	3	12
St Marys Pavilion/Changing Rooms	Mechanical Services	£200	B	3	3	3	3	3	12
Preston Green Slipway	External Areas	£250	B	3	3	3	3	3	12
Preston Green Slipway	External Areas	£500	B	3	3	3	3	3	12
Oddicombe First Aid Post	Mechanical Services	£1,000	B	3	3	3	3	3	12
Shoalstone Beach Changing Rooms	Fixed Furniture and Fittings	£2,250	B	3	3	3	3	3	12
Armada Park Changing Rooms	Electrical Services	£200	B	3	3	3	3	3	12
Youngs Park Promenade Store	Roofs	£4,120	C	3	7	3	0	0	10
Youngs Park Open Shelters	External Walls, Windows and Doors	£1,000	C	3	7	3	0	0	10
Youngs Park Gardeners Store	Roofs	£2,500	C	3	7	3	0	0	10
Wildlife Pond	External Areas	£3,050	C	3	7	3	0	0	10

Vaughan Parade Offices	Floors and Stairs	£21,000	B	4	3	0	0	7	10
Vantage Point Incubation Units	Floors and Stairs	£385	B	4	3	0	0	7	10
Torquay Coach Station Taxi Office	External Walls, Windows and Doors	£150	B	2	3	7	0	0	10
The Old Clink	Roofs	£330	C	3	7	3	0	0	10
The Old Clink	Ceilings	£1,200	C	3	7	3	0	0	10
Temperance St Warehouse-Grnd Floor	Internal Walls and Doors	£200	B	2	3	7	0	0	10
Temperance St Warehouse-Grnd Floor	Floors and Stairs	£300	B	2	3	7	0	0	10
Quaywest Peter Pan Basketball Area	External Areas	£3,750	B	2	3	7	0	0	10
Parkfield Rangers Open Storage Area	Roofs	£1,000	B	2	3	7	0	0	10
Paignton Day Centre	Mechanical Services	£7,500	B	4	3	0	0	7	10
Oddicombe Store	External Walls, Windows and Doors	£450	B	2	3	7	0	0	10
Oddicombe Boat Store	External Areas	£1,750	B	4	3	0	7	0	10
Oddicombe Beach Huts & Chalets	External Walls, Windows and Doors	£450	B	2	3	7	0	0	10
Newton Road Public Shelter	Sanitary Services	£200	B	2	3	7	0	0	10
Little Blagdon Farm	Roofs	£750	B	2	3	7	0	0	10
Little Blagdon Farm	Roofs	£1,250	B	2	3	7	0	0	10
Lincombe Drive Public Shelter	Roofs	£410	B	2	3	7	0	0	10
King George V Barn	Roofs	£1,000	B	2	3	7	0	0	10
Ilsham / Meadfoot Public Shelter	Roofs	£685	B	2	3	7	0	0	10
Daddyhole Plain Shelter	Roofs	£555	B	2	3	7	0	0	10
Cricketfield Dwelling	Sanitary Services	£1,200	C	3	7	3	0	0	10
Cricketfield Dwelling	Redecorations (internal)	£8,000	C	3	7	3	0	0	10
Cricketfield Dwelling	Internal Walls and Doors	£8,000	C	3	7	3	0	0	10
Cricketfield Dwelling	Floors and Stairs	£10,000	C	3	7	3	0	0	10
Cricketfield Dwelling	Floors and Stairs	£18,000	C	3	7	3	0	0	10
Cockington Lodge	External Walls, Windows and Doors	£4,600	B	2	3	7	0	0	10
Cockington Lodge	External Areas	£150	B	2	3	7	0	0	10
Breakwater Quarry Former Fuel Tank	Floors and Stairs	£1,000	C	3	7	3	0	0	10
Princess Gardens Public Shelter	Roofs	£1,500	B	2	3	7	0	0	10
Babbacombe Downs Public Shelter (Small)	Floors and Stairs	£1,000	B	2	3	7	0	0	10
Palace Theatre Auditorium	External Walls, Windows and Doors	£3,500	B	4	3	0	0	7	10
<b>TOTAL</b>		<b>£965,372</b>							

**JVC have been awarded all contracts below £50,000 (excluding major re-roofing contracts)**

**The R&M budget excludes all works for the Piers and Car Parks which are subject to Capital Bids.**

**The R&M budget excludes all works for Oldway Mansion and The Rotunda except for emergency repairs**

**The R&M programme is subject to change due to the on going condition surveys being completed and uploaded to TOAD**

**APPENDIX AM-F REPAIRS AND  
MAINTENANCE PROGRAMME**

TORBAY COUNCIL

REPAIR & MAINTENANCE PROGRAMME

YEAR 2017/18				D/Bad = 10	Yr 1 = 10	Personal safety = 10	Very = 10			
Budget £1,000,000				C/Poor = 7	Yr 2 = 7	Continued use = 7	High = 7			
				B/Satis = 3	Yr 3 = 3	Partial closure = 3	Medium = 3			
				A/Good = 0	Yr 4+ = 0	None = 0	Low = 0			
Asset	Element	Budget estimated costs	Cnd	Prty	Conditon Grade A - D	Conditon Priority Yr 1 - Yr 4+	Health & Safety Priority 0 - 10	Importance to service delivery 0 - 10	verall priorit score 0 - 40	Comments
Various Assets	Cyclical programme of condition surveys	£80,000								
Various Assets	Asbestos re-inspection surveys	£9,000								
Various Assets	Legionella Water Hygiene contract	£35,500								
Various Assets	Contingency fund	£100,000								
Various Assets	Cyclical programme of external redecorations	£100,000								
Torre Abbey	Contingency fund	£100,000								
Asset Name	Element Name	Cost	Condition	Priority						
Palace Theatre Auditorium	External Walls, Windows and Doors	£28,900	B	4	3	0	0	7	10	
Abbey Sands Beach Centre Shop	External Walls, Windows and Doors	£150	B	2	3	7	0	0	10	
Abbey Sands Beach Centre Shop	External Walls, Windows and Doors	£420	B	2	3	7	0	0	10	
Abbey Sands Beach Centre Shop	External Walls, Windows and Doors	£450	B	2	3	7	0	0	10	
Abbey Park Tennis Courts	External Areas	£20,000	C	3	7	3	0	0	10	
Abbey Park Tennis Courts	External Areas	£20,000	C	3	7	3	0	0	10	
Youngs Park Public Toilets	Roofs	£250	B	3	3	3	0	3	9	
Windmill Hill Changing Rooms	Floors and Stairs	£150	B	3	3	3	0	3	9	
Windmill Hill Changing Rooms	Floors and Stairs	£400	B	3	3	3	0	3	9	
Windmill Hill Changing Rooms	External Walls, Windows and Doors	£70	B	3	3	3	0	3	9	
Watcombe Beach Public Toilets	Sanitary Services	£400	B	3	3	3	0	3	9	
Watcombe Beach Public Toilets	Roofs	£750	B	3	3	3	0	3	9	
Victoria Park Tennis Courts (2)	External Areas	£160	B	3	3	3	0	3	9	
Victoria Park Ornamental Ponds (2)	External Areas	£420	B	3	3	3	0	3	9	
Victoria Park Basketball Court	Fixed Furniture and Fittings	£320	B	3	3	3	0	3	9	
Victoria Park Basketball Court	External Areas	£1,000	B	3	3	3	0	3	9	
Vaughan Road Public Toilets	Sanitary Services	£175	B	3	3	3	0	3	9	
Vaughan Road Public Toilets	Redecorations (internal)	£5,000	B	3	3	3	0	3	9	
Vaughan Road Public Toilets	Mechanical Services	£25	B	3	3	3	0	3	9	
Vaughan Road Public Toilets	Internal Walls and Doors	£250	B	3	3	3	0	3	9	
Unit 6 (5 Palk St)	Roofs	£400	B	3	3	3	0	3	9	
Unit 6 (5 Palk St)	Floors and Stairs	£145	B	3	3	3	0	3	9	
Unit 6 (5 Palk St)	External Walls, Windows and Doors	£350	B	3	3	3	0	3	9	
Unit 05 FF & Units 4,5,6 SF, East Quay, Paig	Mechanical Services	£100	B	3	3	3	0	3	9	
Unit 05 FF & Units 4,5,6 SF, East Quay, Paig	Mechanical Services	£150	B	3	3	3	0	3	9	
Unit 05 FF & Units 4,5,6 SF, East Quay, Paig	Floors and Stairs	£400	B	3	3	3	0	3	9	

Unit 05 FF & Units 4,5,6 SF, East Quay, Paig	External Walls, Windows and Doors	£1,630	B	3	3	3	0	3	9
Unit 04 First Floor -Harbour Office	Floors and Stairs	£185	B	3	3	3	0	3	9
Unit 03 Second Floor, South Quay, Paignton	External Walls, Windows and Doors	£500	B	3	3	3	0	3	9
Torwood Gardens Public Shelter	External Areas	£500	B	3	3	3	3	0	9
Torre Valley North Pavilion	Sanitary Services	£125	B	3	3	3	0	3	9
Torre Valley North Pavilion	Internal Walls and Doors	£500	B	3	3	3	0	3	9
Torre Valley North Pavilion	Fixed Furniture and Fittings	£500	B	3	3	3	0	3	9
Torquay Recreation Ground Kiosks	External Areas	£1,250	B	4	3	0	3	3	9
Tor Hill Day Centre	Roofs	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	Roofs	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	Roofs	£1,500	B	3	3	3	0	3	9
Tor Hill Day Centre	Mechanical Services	£200	B	3	3	3	0	3	9
Tor Hill Day Centre	Mechanical Services	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	Floors and Stairs	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	External Walls, Windows and Doors	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	External Areas	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	External Areas	£1,000	B	3	3	3	0	3	9
Tor Hill Day Centre	Electrical Services	£1,500	B	3	3	3	0	3	9
Tor Hill Day Centre	Electrical Services	£2,500	B	3	3	3	0	3	9
The Ziggurat	External Areas	£4,000	B	3	3	3	0	3	9
The Cottage	Redecorations (internal)	£3,500	B	3	3	3	0	3	9
The Cottage	External Areas	£250	B	3	3	3	0	3	9
The Cottage	External Areas	£500	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	Redecorations (internal)	£500	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	Floors and Stairs	£625	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	Fixed Furniture and Fittings	£750	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	External Walls, Windows and Doors	£60	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	External Walls, Windows and Doors	£60	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	External Areas	£60	B	3	3	3	0	3	9
Stoodley Knowle Changing & Toilets	External Areas	£250	B	3	3	3	0	3	9
Station Lane Car Park	Electrical Services	£25,000	B	3	3	3	0	3	9
St Marys Pavilion/Changing Rooms	Ceilings	£50	B	3	3	3	0	3	9
Shoalstone Public Toilets	Internal Walls and Doors	£180	B	3	3	3	0	3	9
Shoalstone Public Toilets	Electrical Services	£100	B	3	3	3	0	3	9
Quaywest Toilet Block	Internal Walls and Doors	£2,750	B	3	3	3	0	3	9
Preston South Public Toilets	Roofs	£150	B	3	3	3	0	3	9
Preston South Public Toilets	Roofs	£550	B	3	3	3	0	3	9
Preston South Public Toilets	Floors and Stairs	£300	B	3	3	3	0	3	9
Preston South Public Toilets	Fixed Furniture and Fittings	£3,900	B	3	3	3	0	3	9
Preston Shelter Public Toilets	Redecorations (internal)	£600	B	3	3	3	0	3	9
Preston Green North Public Toilets	Redecorations (internal)	£1,000	B	3	3	3	0	3	9
Preston Green North Public Toilets	Redecorations (internal)	£1,500	B	3	3	3	0	3	9
Preston Green North Public Toilets	External Walls, Windows and Doors	£250	B	3	3	3	0	3	9
Preston Green North Public Toilets	External Walls, Windows and Doors	£1,850	B	3	3	3	0	3	9
Preston Green North Public Toilets	Ceilings	£950	B	3	3	3	0	3	9
Preston Beach Office	Floors and Stairs	£76	B	3	3	3	0	3	9
Preston Beach Office	External Walls, Windows and Doors	£60	B	3	3	3	0	3	9

Preston Beach Office	Electrical Services	£250	B	3	3	3	0	3	9
Paradise Walk Shed	Roofs	£580	B	3	3	3	3	0	9
Palace Avenue Public Toilets	External Walls, Windows and Doors	£65	B	3	3	3	0	3	9
Paignton Sea Front Public Toilets	Redecorations (internal)	£2,750	B	3	3	3	0	3	9
Paignton Sea Front Public Toilets	Internal Walls and Doors	£1,100	B	3	3	3	0	3	9
Paignton Sea Front Public Toilets	Ceilings	£750	B	3	3	3	0	3	9
Old Town Hall Public Toilets	Sanitary Services	£1,630	B	3	3	3	0	3	9
Old Town Hall Public Toilets	Redecorations (internal)	£3,000	B	3	3	3	0	3	9
Oddicombe First Aid Post	Redecorations (internal)	£1,500	B	3	3	3	0	3	9
Meadfoot Public Toilets	Redecorations (internal)	£2,500	B	3	3	3	0	3	9
Meadfoot Public Toilets	Electrical Services	£2,500	B	3	3	3	0	3	9
Meadfoot Beach Managers Office	Redecorations (internal)	£1,000	B	3	3	3	0	3	9
Meadfoot Beach Chalets	Internal Walls and Doors	£1,500	B	3	3	3	0	3	9
Meadfoot Beach Chalets	External Walls, Windows and Doors	£3,000	B	3	3	3	0	3	9
King George V Pavilion	Internal Walls and Doors	£1,800	B	3	3	3	0	3	9
King George V Pavilion	Floors and Stairs	£2,000	B	3	3	3	0	3	9
King George V Barn	Electrical Services	£300	B	3	3	3	3	0	9
King George V Barn	Electrical Services	£500	B	3	3	3	3	0	9
Ilsham / Meadfoot Public Shelter	External Areas	£900	B	3	3	3	3	0	9
Furzeham Football Pavilion	Fixed Furniture and Fittings	£160	B	3	3	3	0	3	9
Ellacombe Sports Pavilion	External Walls, Windows and Doors	£1,000	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Sanitary Services	£2,480	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Sanitary Services	£8,580	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Mechanical Services	£1,500	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Internal Walls and Doors	£7,920	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Floors and Stairs	£5,550	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	Fixed Furniture and Fittings	£6,600	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	External Areas	£200	B	3	3	3	0	3	9
Cricketfield Pavilion Changing Room	External Areas	£1,200	B	3	3	3	0	3	9
Cricketfield Dwelling	Electrical Services	£100	B	3	3	3	3	0	9
Cricketfield Dwelling	Electrical Services	£500	B	3	3	3	3	0	9
Corbyn Toilet Block & Shelter	Roofs	£2,150	B	4	3	0	3	3	9
Clennon Valley Changing Rooms	Sanitary Services	£100	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	Redecorations (internal)	£1,120	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	Mechanical Services	£300	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	Internal Walls and Doors	£225	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	Internal Walls and Doors	£400	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	External Walls, Windows and Doors	£685	B	3	3	3	0	3	9
Clennon Valley Changing Rooms	External Walls, Windows and Doors	£925	B	3	3	3	0	3	9
Broadsands Beach Public Toilets	Internal Walls and Doors	£50	B	3	3	3	0	3	9
Broadsands Beach Public Toilets	Ceilings	£500	B	3	3	3	0	3	9
Broadsands Beach Managers Kiosk	Floors and Stairs	£500	B	3	3	3	0	3	9
Breakwater Beach Managers Hut	Redecorations (internal)	£700	B	3	3	3	0	3	9
Breakwater Beach Managers Hut	Redecorations (internal)	£800	B	3	3	3	0	3	9
Breakwater Beach Managers Hut	Mechanical Services	£1,000	B	3	3	3	0	3	9
Parkfield Rangers Offices	Redecorations (internal)	£1,250	B	3	3	3	0	3	9
Parkfield Rangers Offices	Floors and Stairs	£375	B	3	3	3	0	3	9

Parkfield Rangers Offices	External Walls, Windows and Doors	£175	B	3	3	3	0	3	9
Parkfield Rangers Offices	External Walls, Windows and Doors	£1,720	B	3	3	3	0	3	9
Parkfield Rangers Offices	Electrical Services	£75	B	3	3	3	0	3	9
Parkfield Rangers Offices	Ceilings	£420	B	3	3	3	0	3	9
Shoalstone Beach Changing Rooms	External Walls, Windows and Doors	£500	B	3	3	3	0	3	9
Oddicombe Beach Ladies & Disabled Toilets	Internal Walls and Doors	£7,500	B	3	3	3	0	3	9
Oddicombe Beach Ladies & Disabled Toilets	Fixed Furniture and Fittings	£125	B	3	3	3	0	3	9
Oddicombe Beach Gents Toilets	Sanitary Services	£435	B	3	3	3	0	3	9
Oddicombe Beach Gents Toilets	Floors and Stairs	£500	B	3	3	3	0	3	9
Upton Park Bowls Pavilion	Roofs	£125	B	3	3	3	0	3	9
Bank Lane Public Toilets	Redecorations (internal)	£2,500	B	3	3	3	0	3	9
Bank Lane Public Toilets	Mechanical Services	£250	B	3	3	3	0	3	9
Bank Lane Public Toilets	Mechanical Services	£500	B	3	3	3	0	3	9
Armada Park Changing Rooms	Internal Walls and Doors	£1,500	B	3	3	3	0	3	9
Armada Park Changing Rooms	Fixed Furniture and Fittings	£1,000	B	3	3	3	0	3	9
Armada Park Changing Rooms	External Walls, Windows and Doors	£2,500	B	3	3	3	0	3	9
Abbey Sands Beach Centre Toilets	Redecorations (internal)	£3,250	B	3	3	3	0	3	9
Abbey Sands Beach Centre Offices	Redecorations (internal)	£2,000	B	3	3	3	0	3	9
Abbey Sands Beach Centre Offices	Mechanical Services	£1,000	B	3	3	3	0	3	9
Youngs Park Promenade Store	Redecorations (internal)	£330	C	4	7	0	0	0	7
Youngs Park Gardeners Store	External Areas	£2,500	C	4	7	0	0	0	7
Bishops Place	Roofs	£420	A	2			0	7	7
Youngs Park Promenade Store	Roofs	£165	B	3	3	3	0	0	6
Youngs Park Open Shelters	Roofs	£50	B	3	3	3	0	0	6
Youngs Park Open Shelters	Roofs	£500	B	3	3	3	0	0	6
Youngs Park Open Shelters	Fixed Furniture and Fittings	£500	B	3	3	3	0	0	6
Windmill Hill Changing Rooms	Roofs	£350	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Roofs	£450	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Internal Walls and Doors	£550	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Internal Walls and Doors	£1,100	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Floors and Stairs	£200	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Fixed Furniture and Fittings	£400	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	External Walls, Windows and Doors	£50	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	External Walls, Windows and Doors	£150	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	External Walls, Windows and Doors	£350	B	4	3	0	0	3	6
Windmill Hill Changing Rooms	Ceilings	£800	B	4	3	0	0	3	6
Watcombe Beach Public Toilets	Roofs	£1,350	B	4	3	0	0	3	6
Watcombe Beach Public Toilets	Internal Walls and Doors	£400	B	4	3	0	0	3	6
Watcombe Beach Public Toilets	External Walls, Windows and Doors	£300	B	4	3	0	0	3	6
Victoria Park Basketball Court	Fixed Furniture and Fittings	£135	B	4	3	0	0	3	6
Vaughan Road Public Toilets	External Walls, Windows and Doors	£130	B	4	3	0	0	3	6
Unit 6 (5 Palk St)	Internal Walls and Doors	£1,450	B	4	3	0	0	3	6
Unit 04 First Floor -Harbour Office	Floors and Stairs	£100	B	4	3	0	0	3	6
Unit 04 First Floor -Harbour Office	Fixed Furniture and Fittings	£875	B	4	3	0	0	3	6
Torwood Gardens Public Shelter	Floors and Stairs	£100	B	3	3	3	0	0	6
Torwood Gardens Public Shelter	External Areas	£1,630	B	3	3	3	0	0	6
Torquay Coach Station Taxi Office	Roofs	£500	B	3	3	3	0	0	6

Torquay Coach Station Taxi Office	External Walls, Windows and Doors	£220	B	3	3	3	0	0	6
Torquay Coach Station Taxi Office	External Areas	£300	B	3	3	3	0	0	6
Torquay Coach Station Public Toilet	Ceilings	£500	B	4	3	0	0	3	6
Tor Hill Day Centre	Sanitary Services	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Sanitary Services	£17,500	B	4	3	0	0	3	6
Tor Hill Day Centre	Redecorations (internal)	£12,800	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£1,500	B	4	3	0	0	3	6
Tor Hill Day Centre	Floors and Stairs	£2,000	B	4	3	0	0	3	6
Tor Hill Day Centre	Ceilings	£1,000	B	4	3	0	0	3	6
The Cottage	External Walls, Windows and Doors	£8,000	B	4	3	0	0	3	6
Temperance St Warehouse-Grnd Floor	Redecorations (internal)	£1,050	B	3	3	3	0	0	6
Temperance St Warehouse-Grnd Floor	Internal Walls and Doors	£250	B	3	3	3	0	0	6
Temperance St Warehouse-Grnd Floor	Internal Walls and Doors	£250	B	3	3	3	0	0	6
Temperance St Warehouse-Grnd Floor	Internal Walls and Doors	£515	B	3	3	3	0	0	6
Temperance St Warehouse-Grnd Floor	External Walls, Windows and Doors	£110	B	3	3	3	0	0	6
South Sands Public Toilets	External Areas	£50	B	4	3	0	0	3	6
Preston Beach Office	Redecorations (internal)	£65	B	4	3	0	0	3	6
Preston Beach Office	Redecorations (internal)	£125	B	4	3	0	0	3	6
Parkside Public Toilets	Redecorations (internal)	£1,000	B	4	3	0	0	3	6
Parkside Public Toilets	Internal Walls and Doors	£125	B	4	3	0	0	3	6
Paradise Walk Public Shelter	External Walls, Windows and Doors	£125	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£364	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£530	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£530	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£1,060	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£1,585	B	3	3	3	0	0	6
Palace Avenue War Memorial	External Areas	£2,115	B	3	3	3	0	0	6
Palace Avenue Public Toilets	Redecorations (internal)	£500	B	4	3	0	0	3	6
Old Town Hall Public Toilets	Internal Walls and Doors	£125	B	4	3	0	0	3	6
Oddicombe Store	Roofs	£1,250	B	3	3	3	0	0	6
Oddicombe Store	External Walls, Windows and Doors	£425	B	3	3	3	0	0	6
Oddicombe Store	External Walls, Windows and Doors	£1,350	B	3	3	3	0	0	6
Oddicombe Boat Store	External Areas	£150	B	3	3	3	0	0	6
Oddicombe Beach Huts & Chalets	Redecorations (internal)	£3,600	B	3	3	3	0	0	6
Meadfoot Public Toilets	Internal Walls and Doors	£250	B	4	3	0	0	3	6
Meadfoot Public Toilets	Internal Walls and Doors	£3,000	B	4	3	0	0	3	6
Meadfoot Public Toilets	Floors and Stairs	£500	B	4	3	0	0	3	6
Meadfoot Beach Chalets	Roofs	£3,000	B	4	3	0	0	3	6
Kings Gardens Public Shelter	External Walls, Windows and Doors	£150	B	3	3	3	0	0	6
Kings Gardens Ornamental Ponds	External Areas	£500	B	3	3	3	0	0	6
King George V Pavilion	Roofs	£500	B	4	3	0	0	3	6
Ilisham / Meadfoot Public Shelter	Floors and Stairs	£275	B	3	3	3	0	0	6

Hollicombe Ornamental Pond	External Areas	£2,000	B	3	3	3	0	0	6
Festival Restaurant	Roofs	£2,250	B	3	3	3	0	0	6
Daddyhole Plain Shelter	Floors and Stairs	£265	B	3	3	3	0	0	6
Daddyhole Plain Shelter	Fixed Furniture and Fittings	£275	B	3	3	3	0	0	6
Cricketfield Dwelling	Sanitary Services	£500	B	3	3	3	0	0	6
Cricketfield Dwelling	Internal Walls and Doors	£3,000	B	3	3	3	0	0	6
Cricketfield Dwelling	Fixed Furniture and Fittings	£3,000	B	3	3	3	0	0	6
Cricketfield Dwelling	External Walls, Windows and Doors	£4,000	B	3	3	3	0	0	6
Corbyn Toilet Block & Shelter	Sanitary Services	£2,150	B	4	3	0	0	3	6
Corbyn Toilet Block & Shelter	Floors and Stairs	£1,200	B	4	3	0	0	3	6
Cockington Lodge	External Walls, Windows and Doors	£1,450	B	3	3	3	0	0	6
Cockington Lodge	External Areas	£150	B	3	3	3	0	0	6
Clennon Valley Changing Rooms	Redecorations (internal)	£515	B	4	3	0	0	3	6
Clennon Valley Changing Rooms	Fixed Furniture and Fittings	£400	B	4	3	0	0	3	6
Broadsands Beach Managers Kiosk	Sanitary Services	£500	B	4	3	0	0	3	6
Broadsands Beach Managers Kiosk	Redecorations (internal)	£850	B	4	3	0	0	3	6
Babbacombe Downs Public Shelter (Large)	External Walls, Windows and Doors	£1,000	B	3	3	3	0	0	6
Upton Park Bowls Pavilion	Floors and Stairs	£200	B	4	3	0	0	3	6
Upton Park Bowls Pavilion	Floors and Stairs	£400	B	4	3	0	0	3	6
Abbey Sands Beach Centre Shop	Roofs	£450	B	3	3	3	0	0	6
Abbey Park Tennis Courts	External Areas	£23,000	B	3	3	3	0	0	6
Abbey Park Tennis Courts	External Areas	£25,000	B	3	3	3	0	0	6
Abbey Meadows Pavilion	Mechanical Services	£1,000	B	4	3	0	0	3	6
Youngs Park Promenade Store	External Walls, Windows and Doors	£330	B	4	3	0	0	0	3
Torwood Gardens Public Shelter	External Walls, Windows and Doors	£450	B	4	3	0	0	0	3
Torwood Gardens Public Shelter	Ceilings	£500	B	4	3	0	0	0	3
The Old Clink	External Walls, Windows and Doors	£150	B	4	3	0	0	0	3
Tessier Gardens Gazebo	Floors and Stairs	£50	B	4	3	0	0	0	3
Princess Boat Booking Office No.1	External Walls, Windows and Doors	£1,200	B	4	3	0	0	0	3
Lincombe Drive Public Shelter	Ceilings	£450	B	4	3	0	0	0	3
King George V Barn	External Walls, Windows and Doors	£1,000	B	4	3	0	0	0	3
Ilsham / Meadfoot Public Shelter	Redecorations (internal)	£105	B	4	3	0	0	0	3
Ilsham / Meadfoot Public Shelter	Fixed Furniture and Fittings	£555	B	4	3	0	0	0	3
Daddyhole Plain Shelter	Internal Walls and Doors	£490	B	4	3	0	0	0	3
<b>TOTAL</b>		<b>£846,730</b>							

**JVC have been awarded all contracts below £50,000 (excluding major re-roofing contracts)**

**The R&M budget excludes all works for the Piers and Car Parks which are subject to Capital Bids.**

**The R&M budget excludes all works for Oldway Mansion and The Rotunda except for emergency repairs**

**The R&M programme is subject to change due to the on going condition surveys being completed and uploaded to TOAD**