

25 Year Maintenance Plan Harringay club

Summary

HC currently has a budget of circa £13K per annum for reactive maintenance and servicing. This covers a large amount of the maintenance expenditure, dealing with repairs as they arise daily. All Mechanical and Electrical equipment is serviced as part of a maintenance contract and is therefore consistently maintained to ensure it remains in working order; all replacement parts and labour are cost allocated within the reactive or servicing maintenance budget. This helps to reduce the cost of one-off large costs for complete replacements.

As part of our long-term strategy, I have outlined the following list of items that will require long-term capital investment that YMCA need to be aware of, to ensure that an allowance is made in addition to regular reactive maintenance or service budgets. This will be subject to operational impact, building safety and risk to residents and staff. Whilst the list is not fully comprehensive, it provides a platform for us to expand upon going forward.

#	Item	Background information	Planned	Timescale/Year
1	<u>Various Roof Refurbishment</u>			
	Most of our flat roofs is made of felt as per original construction. It is important allowance is made for any unexpected defects on the roof.	Building is 1 story and a basement area.	£10,000 at estimated cost	2028 – 2035

<u>2</u>	<u>Electrical Wiring Installation</u> Under current guidelines the electrical wiring system should be reviewed on a 5 yearly basis.	Building is very old with various electrical upgrade works carried out to ensure compliance to current EICR standard.	£5,000 includes remedial works	Every 5 years 2026 – 2030
<u>3</u>	<u>Windows</u> All the windows are very old and mostly single glazing panels. All the windows will need replacement to ensure it complies with current building regs and reduce operational cost on our Gas and electricity bill due to lack of energy inefficiency.	Windows will require replacing	£10K	2026-2035
<u>4</u>	<u>General Decoration and Carpeting</u> Allowances should be made for decorating.	Areas will be completed as needed.	£2K Per/ Anum	2026-2030
<u>5</u>	<u>Corridor and stairways Decoration</u> All corridors/stairways decorated.	1 x floor only	£3K	2026-2030
<u>6</u>	<u>Air Handling Units (AHU)</u> N/A	N/A	N/A	N/A
<u>7</u>	<u>Heating and circulation Pumps</u> A service contract is in place for our pumps.	Existing pumps are maintained and are currently in good working order.	£2,500 for pumps within the entire site	2028-2035

8	<u>Boilers/Central Heating System</u> The current system within the entire site is brand new and working. However, these do have a limited lifespan and consideration should be given to replacing the system within the next 15 years. The lifespan of most commercial boilers being used in a high-capacity building is estimated to be between 15-20 years.	Estimated costs at £30,000	£ 30K Estimated cost.	2039-2044
9	<u>Main Passenger Lifts</u> The current lifts are all covered under a maintenance/breakdown contract. However, given the use and current condition of some of these lifts, consideration to replace it should be given within the next 5 years Subject to compliance standards and requirements.	Currently in working order and maintained.	Replacement costs Approx. £150,000 per unit.	2028-2035
10	<u>CCTV Systems</u> All existing CCTV cameras and DVR are old but remain operational.	Existing CCTVs are maintained and are currently working. However, consideration should be given to possible upgrade in the next 2 years	Estimated cost for replacement is at £20K.	2026-2030
11	<u>Fire Doors/ Automatic Doors</u> N/A	N/A	N/A	N/A

12	<u>Laundry Equipment's</u> N/A	N/A	N/A	N/A
13	<u>Fire Alarm</u> Fire Alarm remain operational but is extremely old and does requires updating to current regs.	Currently in working order and maintained.	Estimated cost for replacement is £15K	2026-2030
17	<u>Kitchen extract systems and kitchen equipment's</u> N/A	N/A	N/A	N/A
18	<u>Emergency Lighting Systems</u> The emergency lightings are being maintained, Battery life on light fitting typically ranges between 2-4 years, maintenance is relatively quick and simple. Batteries for emergency lighting must be regularly tested to ensure they are still operational, and the lighting can adequately provide life support for building users in the event of an emergency.	Currently in working order and maintained.	Estimated cost for replacement batteries/light fittings is £5K	2026-2030
19	<u>Fire doors.</u> There are no set rules for how long fire doors should last but you should consider how they are being used and how frequently they are being inspected. Despite being sturdy and often built for commercial use, they are still susceptible to wear and tear over time	Currently in working order and maintained.	Estimated cost for replacement is £ 15K	2026-2035