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15 YEAR LIFE-CARE PLAN BUDGET ESTIMATE
FITZLEET MULTI-STORY CAR PARK
BOGNOR REGIS
PO21 1QN



Director: Russell Simmons BSc (Hons), MCIQB, CBuildE, MCABE, MCIHT, MBPA, AMICE

REGISTERED IN ENGLAND NO. 07310744

REGISTERED OFFICE: BRIDGE FARM, MEATH GREEN LANE, HORLEY, SURREY, RH6 8JA



Life-care plan based on initial surveys and ICE maintenance recommendations

Financial year 19/20

Category	Title	Due Date	Description	Budget
Fire	Replace Fire Doors	01/04/2019	Install suitable fire doors for stairwells	£30,000.00
Fire	Fire Detection System	01/05/2019	Full fire detection system linked to Morrisons and lifts	£25,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2019	Provide fire strategy/risk assessment	£1,500.00
				£56,500.00

Financial year 20/21

Category	Title	Due Date	Description	Budget
Life-care Plan	Reportal Allowance (Annual)	01/04/2020	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Joints	Movement Joint Survey	01/04/2020	Survey and report on the condition of the existing movement joints to prevent water ingress from continuing and damaging structure	£1,000.00
Assets	Update Car Park Drawings	01/04/2020	Update accuracy of current drawings to enable accurate records to be kept with regards to inspections and reports of defects	£500.00
Deck Coating	Asphalt Repairs Specification	01/04/2020	Complete scope and specification for asphalt repairs	£1,000.00
Edge Protection	Impact Barriers Risk Assessment	01/05/2020	Carry out risk assessment of impact barriers to determine their suitability and compliance with regulations	£2,500.00
Electrical	Electrical Survey & Testing	01/05/2020	Testing of circuits and lighting control panels	£4,500.00
Structural	Concrete Repair Specification	01/06/2020	Specification for a repair scheme to enable procurement of concrete repairs	£2,000.00
Structural	Structural Appraisal	01/06/2020	Evaluation of the current and potential future structural adequacy and safety of the car park structure to calculate anticipated service life	£3,900.00
Lighting	Lighting Appraisal	01/06/2019	Lighting survey and proposal for replacement with more efficient system	£500.00
Structural	Concrete Repairs	01/06/2019	Complete concrete repairs where required	£15,000.00
Signage	Replace/Update Signage	01/07/2020	New signage designed throughout car park including fire action notices	£35,000.00
Deck Coating	Slip Test (Annual)	01/07/2020	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2020	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2020	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2021	Allowance to complete emergency remedial work where required	£10,000.00
				£92,900.00

Financial year 21/22

Category	Title	Due Date	Description	Budget
Deck Coating	Resurface Top Deck	01/04/2021	Fully resurface asphalt top deck	£200,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2021	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2021	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2021	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2021	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2022	Allowance to complete emergency remedial work where required	£10,000.00
				£227,000.00

Financial year 22/23

Category	Title	Due Date	Description	Budget
Life-care Plan	Reportal Allowance (Annual)	01/04/2022	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Structural	Concrete Repairs	01/06/2022	Complete concrete repairs where required	£15,000.00
Deck Coating	Slip Test (Annual)	01/07/2022	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2022	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2022	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2023	Allowance to complete emergency remedial work where required	£10,000.00
				£42,000.00

Financial year 23/24

Category	Title	Due Date	Description	Budget
Deck Coating	Resurface Intermediate Decks	01/04/2023	Fully resurface intermediate decks	£250,000.00
Edge Protection	Impact Barriers Risk Assessment	01/04/2023	Carry out risk assessment of impact barriers to determine their suitability and compliance with regulations	£2,500.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2023	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2023	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2023	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2023	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2024	Allowance to complete emergency remedial work where required	£10,000.00
				£279,500.00

Financial year 24/25

Category	Title	Due Date	Description	Budget
Staircores	Refinish Walls and Floors	01/04/2024	Refinish all walls, floors and nosings of staircores	£150,000.00
Painting	Paint Soffits and Columns	01/04/2024	Re-paint all soffits and columns	£55,000.00
Electrical	Electrical Survey & Testing	01/04/2024	Testing of circuits and lighting control panels	£4,500.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2024	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2024	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2024	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2024	Provide fire strategy/risk assessment	£1,500.00
Structural	Intrusive Concrete Survey	01/11/2024	Undertake intrusive structural testing and provide report to ensure compliance with ICE recommendations	£3,000.00
Lighting	Lighting Replacement	01/03/2025	Allowance to replace broken light fittings	£3,500.00
Assets	Reactive Repairs Allowance	01/03/2025	Allowance to complete emergency remedial work where required	£10,000.00
				£243,000.00

Financial year 25/26

Category	Title	Due Date	Description	Budget
Structural	Structural Appraisal	01/04/2025	Evaluation of the current and potential future structural adequacy and safety of the car park structure to calculate anticipated service life	£3,900.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2025	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Structural	Concrete Repairs	01/06/2025	Complete concrete repairs where required	£15,000.00
Deck Coating	Slip Test (Annual)	01/07/2025	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2025	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2025	Provide fire strategy/risk assessment	£1,500.00
Joints	Movement Joint Maintenance	01/03/2026	Inspection and maintenance of movement joints and seals between slabs	£25,000.00
Assets	Reactive Repairs Allowance	01/03/2026	Allowance to complete emergency remedial work where required	£10,000.00
				£70,900.00

Financial year 26/27

Category	Title	Due Date	Description	Budget
Edge Protection	Impact Barriers Risk Assessment	01/04/2026	Carry out risk assessment of impact barriers to determine their suitability and compliance with regulations	£2,500.00
Deck Coating	Deck Coating Repairs	01/04/2026	Carry out repairs to deck coating where required at midpoint of life	£50,000.00
Markings	Refresh Aisle and Bay Markings	01/04/2026	Repaint worn driving aisle and bay markings	£15,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2026	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Edge Protection	Impact Barriers Maintenance	01/05/2026	Complete repairs and upgrades to impact barriers where required	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2026	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2026	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2026	Provide fire strategy/risk assessment	£1,500.00
Lighting	Lighting Replacement	01/03/2027	Allowance to replace broken light fittings	£3,500.00
Assets	Reactive Repairs Allowance	01/03/2027	Allowance to complete emergency remedial work where required	£10,000.00
				£108,000.00

Financial year 27/28

Category	Title	Due Date	Description	Budget
Life-care Plan	Reportal Allowance (Annual)	01/04/2027	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2027	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2027	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2027	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2028	Allowance to complete emergency remedial work where required	£10,000.00
				£27,000.00

Financial year 28/29

Category	Title	Due Date	Description	Budget
Life-care Plan	Reportal Allowance (Annual)	01/04/2028	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Structural	Concrete Repairs	01/06/2028	Complete concrete repairs where required	£15,000.00
Deck Coating	Slip Test (Annual)	01/07/2028	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2028	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2028	Provide fire strategy/risk assessment	£1,500.00
Joints	Movement Joint Maintenance	01/03/2029	Inspection and maintenance of movement joints and seals between slabs	£25,000.00
Lighting	Lighting Replacement	01/03/2029	Allowance to replace broken light fittings	£3,500.00
Assets	Reactive Repairs Allowance	01/03/2029	Allowance to complete emergency remedial work where required	£10,000.00
				£70,500.00

Financial year 29/30

Category	Title	Due Date	Description	Budget
Edge Protection	Impact Barriers Risk Assessment	01/04/2029	Carry out risk assessment of impact barriers to determine their suitability and compliance with regulations	£2,500.00
Electrical	Electrical Survey & Testing	01/04/2029	Testing of circuits and lighting control panels	£4,500.00
Painting	Paint Soffits and Columns	01/04/2029	Re-paint all soffits and columns	£55,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2029	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2029	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2029	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2029	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2030	Allowance to complete emergency remedial work where required	£10,000.00
				£89,000.00

Financial year 30/31

Category	Title	Due Date	Description	Budget
Life-care Plan	Reportal Allowance (Annual)	01/04/2030	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2030	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2030	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2030	Provide fire strategy/risk assessment	£1,500.00
Structural	Intrusive Concrete Survey	01/11/2030	Undertake intrusive structural testing and provide report to ensure compliance with ICE recommendations	£3,000.00
Lighting	Lighting Replacement	01/03/2031	Allowance to replace broken light fittings	£3,500.00
Assets	Reactive Repairs Allowance	01/03/2031	Allowance to complete emergency remedial work where required	£10,000.00
				£33,500.00

Financial year 31/32

Category	Title	Due Date	Description	Budget
Structural	Structural Appraisal	01/04/2031	Evaluation of the current and potential future structural adequacy and safety of the car park structure to calculate anticipated service life	£3,900.00
Deck Coating	Resurface Top Deck	01/04/2031	Fully resurface asphalt top deck	£200,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2031	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Edge Protection	Impact Barriers Maintenance	01/05/2031	Complete repairs and upgrades to impact barriers where required	£10,000.00
Structural	Concrete Repairs	01/06/2031	Complete concrete repairs where required	£15,000.00
Deck Coating	Slip Test (Annual)	01/07/2031	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2031	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2031	Provide fire strategy/risk assessment	£1,500.00
Joints	Movement Joint Maintenance	01/03/2032	Inspection and maintenance of movement joints and seals between slabs	£25,000.00
Assets	Reactive Repairs Allowance	01/03/2032	Allowance to complete emergency remedial work where required	£10,000.00
				£280,900.00

Financial year 32/33

Category	Title	Due Date	Description	Budget
Edge Protection	Impact Barriers Risk Assessment	01/04/2032	Carry out risk assessment of impact barriers to determine their suitability and compliance with regulations	£2,500.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2032	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2032	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2032	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2032	Provide fire strategy/risk assessment	£1,500.00
Lighting	Lighting Replacement	01/03/2033	Allowance to replace broken light fittings	£3,500.00
Assets	Reactive Repairs Allowance	01/03/2033	Allowance to complete emergency remedial work where required	£10,000.00
				£33,000.00

Financial year 33/34

Category	Title	Due Date	Description	Budget
Deck Coating	Resurface Intermediate Decks	01/04/2033	Fully resurface intermediate decks	£250,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2033	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Deck Coating	Slip Test (Annual)	01/07/2033	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2033	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2033	Provide fire strategy/risk assessment	£1,500.00
Assets	Reactive Repairs Allowance	01/03/2034	Allowance to complete emergency remedial work where required	£10,000.00
				£277,000.00

Financial year 34/35

Category	Title	Due Date	Description	Budget
Electrical	Electrical Survey & Testing	01/04/2034	Testing of circuits and lighting control panels	£4,500.00
Painting	Paint Soffits and Columns	01/04/2034	Re-paint all soffits and columns	£55,000.00
Life-care Plan	Reportal Allowance (Annual)	01/04/2034	Allowance for a life-care plan to be set up through Reportal for car park maintenance	£10,000.00
Structural	Concrete Repairs	01/06/2034	Complete concrete repairs where required	£15,000.00
Deck Coating	Slip Test (Annual)	01/07/2034	Carry out slip test to show suitability of surfaces for pedestrian and vehicle safety	£500.00
Drainage	Drainage Survey & Jetting (Annual)	01/08/2034	CCTV survey of drainage system to identify any defects in the system	£5,000.00
Fire	Fire Risk Assessment (Annual)	01/09/2034	Provide fire strategy/risk assessment	£1,500.00
Joints	Movement Joint Maintenance	01/03/2035	Inspection and maintenance of movement joints and seals between slabs	£25,000.00
Lighting	Lighting Replacement	01/03/2035	Allowance to replace broken light fittings	£3,500.00
				£120,000.00