

**PLANNED MAINTENANCE BUDGET - CONDITION SURVEY DATA TO SUPPORT FUNDING BIDS 2026 / 2027**

Your Name:

**Condition Rating**

Each building element listed below must have an overall condition rating A to D:

A = Good condition

B = Satisfactory Condition

C = Poor Condition

D = Life Expired

Your Directorate:

Please complete the information below and e-mail to "amp@brighton-hove.gov.uk" as soon as possible and no later than 31st December 2025.

**Priority Rating**

Each item of work identified below must be given a priority rating 1 to 3:

1 = Urgent Work (required now to prevent closure or a H&S breach)  
2 = Essential Work (required within two years)  
3 = Desirable Work (required within three to five years)

Property Name	Element <i>select from dropdown</i>	Feature <i>select from dropdown</i>	Attribute <i>select from dropdown</i>	Brief Description of Defect <i>maximum 240 characters</i>	Action Required <i>select from dropdown</i>	Condition <i>select from dropdown</i>	Priority	Estimated Cost £	Date of Condition Survey
<b>Brighton Dome Complex - Maintenance contribution</b>									
Brighton Dome	Unclassified	Unclassified	Unclassified	Annual PMB contribution towards the Dome maintenance	Refurbish/Upgrade	D - Life Expired	1: Urgent	£308,958.00	N/A
								<b>£308,958.00</b>	<b>SUB-TOTAL</b>
<b>Royal Pavilion &amp; Museums Trust - Maintenance contribution</b>									
Royal Pavilion and other Museums	Unclassified	Unclassified	Unclassified	Annual PMB contribution towards the RP&M estates maintenance	Refurbish/Upgrade	D - Life Expired	1: Urgent	£564,000.00	N/A
								<b>£564,000.00</b>	<b>SUB-TOTAL</b>
<b>Term Contracts</b>									
TSS Facilities	Mechanical Services	Heat Source & Equipment	Gas Boiler	Annual Mechanical Cyclical Maintenance	Service/Test	D - Life Expired	1: Urgent	£250,416.22	N/A
TSS Facilities	Mechanical Services	Heat Source & Equipment	Gas Boiler	Annual Mechanical Cyclical Maintenance - SHW	Service/Test	D - Life Expired	1: Urgent	£4,303.16	N/A
EMC	Mechanical Services	Heat Source & Equipment	Controls	Annual mechanical Control Panel Maintenance	Service/Test	D - Life Expired	1: Urgent	£6,771.54	N/A
GM Monk Ltd	Electrical Services	Power Distribution & Equipment	Distribution Board	Annual Electrical Installation Condition Reports	Service/Test	D - Life Expired	1: Urgent	£246,144.31	N/A
GM Monk Ltd	Electrical Services	Power Distribution & Equipment	Distribution Board	Annual Electrical Installation Condition Reports - SHW	Service/Test	D - Life Expired	1: Urgent	£9,991.80	N/A
HSL	Mechanical Services	Domestic Services	Other	Water Monitoring and Legionella Maintenance	Service/Test	D - Life Expired	1: Urgent	£210,382.74	N/A
HSL	Mechanical Services	Domestic Services	Other	Water Monitoring and Legionella Maintenance - SHW	Service/Test	D - Life Expired	1: Urgent	£5,706.95	N/A
Pickering Lifts	Mechanical Services	Lifts & Hoists	Passenger Lift	Annual cyclical passenger & Goods Lifts Maintenance	Service/Test	D - Life Expired	1: Urgent	£30,348.55	N/A
Pickering Lifts	Mechanical Services	Lifts & Hoists	Passenger Lift	Annual cyclical passenger & Goods Lifts Maintenance - SHW	Service/Test	D - Life Expired	1: Urgent	£5,694.89	N/A
Southern Mobility Centres	Mechanical Services	Lifts & Hoists	Disability Equipment	Annual Disability Lift & Hoist Equipment	Service/Test	D - Life Expired	1: Urgent	£7,761.51	N/A
Medicare	Unclassified	Unclassified General	Other	Annual Nurse Call maintenance	Service/Test	D - Life Expired	1: Urgent	£6,187.44	N/A
Catercraft Supplies	Kitchens	Catering Equipment	Commercial Cooker	Annual Catering Equipment Maintenance	Service/Test	D - Life Expired	1: Urgent	£4,264.20	N/A
PAT Central	Electrical Services	Portable Appliances	Portable Appliance Testing (PAT)	Annual Portable Appliance Testing	Service/Test	D - Life Expired	1: Urgent	£10,350.00	N/A
Aspen Ltd	Mechanical Services	Air Conditioning	VRF External Unit	Annual VRF Maintenance - Hove Town Hall	Service/Test	D - Life Expired	1: Urgent	£11,810.80	N/A
Aspen Ltd	Mechanical Services	Air Conditioning	VRF External Unit	Annual VRF Maintenance - Portslade Hub	Service/Test	D - Life Expired	1: Urgent	£4,129.65	N/A
Power Access Systems	External Areas	Access Routes	Other	Annual Mansafe systems Maintenance	Service/Test	D - Life Expired	1: Urgent	£912.87	N/A
Thomas Doors and Windows	Mechanical Services	Automatic Doors & Shutters	Gate/Barrier	Annual Automatic Doors Maintenance	Service/Test	D - Life Expired	1: Urgent	£10,849.91	N/A
CLM	Mechanical Services	Domestic Services	Other	Annual Laundry Equipment Maintenance	Service/Test	D - Life Expired	1: Urgent	£7,059.53	N/A
Basement Pumps	Mechanical Services	Sewage & Storm Water	Pump	Annual Sewage Ejector Maintenance - Daltons Bastion	Service/Test	D - Life Expired	1: Urgent	£3,097.24	N/A
AEG & EMC	Mechanical Services	Sewage & Storm Water	Controls	Annual Maintenance to Compressors	Service/Test	D - Life Expired	1: Urgent	£2,581.03	N/A
Fireline Ltd	Mechanical Services	Fire Safety & Security	Other	Annual Fire Extinguisher Maintenance	Service/Test	D - Life Expired	1: Urgent	£9,778.10	N/A
Spy Alarms	Electrical Services	Fire Safety & Security	Intruder Alarm System	Annual Intruder, Saito, Fire & CCTV Maintenance	Service/Test	D - Life Expired	1: Urgent	£75,555.00	N/A
Startek	Electrical Services	Lighting	Other	Maintenance for the Mazda and Victoria Fountains	Service/Test	D - Life Expired	1: Urgent	£12,497.63	N/A
Gillet & Johnson	Unclassified	Unclassified General	Other	Clock Maintenance	Service/Test	D - Life Expired	1: Urgent	£3,586.28	N/A
Tilleys Stonemasons	External Areas	Walls, Fences & Gates	Other	Cleaning of war memorials	Service/Test	D - Life Expired	1: Urgent	£3,105.00	N/A
								<b>£943,286.32</b>	<b>SUB-TOTAL</b>
<b>VENUES - Brighton Centre</b>									
Brighton Centre	Electrical Services	Power Distribution & Equipment	Power Wiring	Annual EICR testing	Inspect/Investigate	B - Satisfactory	1: Urgent	£45,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Power Distribution & Equipment	Power Wiring	Power correction testing	Inspect/Investigate	C - Poor	1: Urgent	£3,000.00	constant survey for Licence
Brighton Centre	External Walls, Windows & Doors	Windows & External Doors	Windows/Doors	Test and inspection on all revolving doors	Inspect/Investigate	B - Satisfactory	1: Urgent	£6,000.00	constant survey for Licence
Brighton Centre	External Walls, Windows & Doors	Windows & External Doors	Shutter	Test and inspection on fire rated shutters	Inspect/Investigate	B - Satisfactory	1: Urgent	£2,000.00	constant survey for Licence
Brighton Centre	Fixed Furniture & Fittings	Fixed Furniture & Fittings Non Teaching	Other	Test and inspection on our mobile tribune seating by Hussey the	Inspect/Investigate	A - Good	1: Urgent	£7,000.00	constant survey for Licence
Brighton Centre	Fixed Furniture & Fittings	Fixed Furniture & Fittings Non Teaching	Other	Test and inspection on the Main Hall stage units	Inspect/Investigate	A - Good	1: Urgent	£6,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Fire Safety & Security	Other	Evacuation tannoy system test and inspection	Inspect/Investigate	A - Good	1: Urgent	£3,000.00	constant survey for Licence
Brighton Centre	Kitchens	Catering Equipment	Commercial Cooker	Fire safety check on all kitchen equipment	Inspect/Investigate	C - Poor	1: Urgent	£6,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Power Distribution & Equipment	Other	Maintenance on HV electrical equipment	Inspect/Investigate	C - Poor	1: Urgent	£3,500.00	constant survey for Licence
Brighton Centre	Electrical Services	Power Distribution & Equipment	Other	Maintenance of MV electrical equipment	Inspect/Investigate	C - Poor	1: Urgent	£2,500.00	constant survey for Licence
Brighton Centre	Internal Walls, Windows & Doors	Internal Doors & Screens	Fire Compartmentation	Maintenance on all roller shutter doors LOLA	Inspect/Investigate	B - Satisfactory	1: Urgent	£4,000.00	constant survey for Licence

Brighton Centre	Internal Walls, Windows & Doors	Internal Doors & Screens	Fire Compartmentation	maintain the link room door controls and motors	Inspect/Investigate	C - Poor	1: Urgent	£3,500.00	constant survey for Licence
Brighton Centre	Internal Walls, Windows & Doors	Internal Walls & Partitions	Demountable Partition	Maintain air walls test and inspection	Inspect/Investigate	A - Good	1: Urgent	£2,000.00	constant survey for Licence
Brighton Centre	External Walls, Windows & Doors	Windows & External Doors	Fire Compartmentation	annual inspection on all external fire exit doors	Inspect/Investigate	C - Poor	1: Urgent	£30,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Fire Safety & Security	Fire Alarm System	test and inspection on secondary lighting batteries and system	Inspect/Investigate	B - Satisfactory	1: Urgent	£10,000.00	constant survey for Licence
Brighton Centre	Mechanical Services	Lifts & Hoists	Other	Test and inspection of all hanging points and tower moving bridge LOLA	Inspect/Investigate	B - Satisfactory	1: Urgent	£8,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Fire Safety & Security	CO2 Suppression System	Test and inspection on the CO2 suppression system	Inspect/Investigate	C - Poor	1: Urgent	£4,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Fire Safety & Security	CCTV System	test and inspection on the CCTV system	Repair	C - Poor	1: Urgent	£5,000.00	constant survey for Licence
Brighton Centre	Electrical Services	Fire Safety & Security	Intruder Alarm System	test and maintain the intruder alarm system	Repair	C - Poor	1: Urgent	£2,500.00	constant survey for Licence
Brighton Centre	Unclassified	Unclassified General	Other	Replacement of original cast internal drainwater pipes	Renew/Replace	D - Life Expired	1: Urgent	£20,000.00	constant survey for Licence
Brighton Centre	Floors & Staircases	Floor Finish	Carpet Tile	to replace unsafe floor coverings	Renew/Replace	D - Life Expired	1: Urgent	£15,000.00	constant survey for Licence
Brighton Centre	Ceilings	Ceiling Finish	Finishes	to replace unsafe ceiling tiles and grids	Renew/Replace	D - Life Expired	1: Urgent	£15,000.00	constant survey for Licence
Brighton Centre	Fixed Furniture & Fittings	Fixed Furniture & Fittings Non Teaching	Other	To replace broken seating in the balconies	Repair	D - Life Expired	1: Urgent	£10,000.00	constant survey for Licence
Brighton Centre	Mechanical Services	Heat Source & Equipment	Gas Boiler	To replace a single pump for a dual pump on boiler 2, as this is a single point of failure and could close the venue	Renew/Replace	D - Life Expired	1: Urgent	£45,000.00	constant survey for Licence
Brighton Centre	Roofs	Flat roof	Roof covering	Roof repairs to SW corner of building comprising of 3 different sections as per Aam Talbot's site visit on 11/02/2026. Refer to report and estimates for details.	Renew/Replace	D - Life Expired	1: Urgent	£270,000.00	10/02/2026
Brighton Centre				Replace the expired boiler number 1 with 2 x smaller remaha boilers	Renew/Replace	D - Life Expired	1: Urgent	£200,000.00	
								<b>£575,000.00</b>	<b>SUB-TOTAL</b>
<b>Health &amp; Safety, Facilities, Building Services</b>									
Hove Town Hall	Roofs	Pitched Roof	Roof Structure	Atrium Glass roof is leaking - last fix was in 2007 - leak permeates into G39 area - Simon Finch to confirm costs + surveyors fees + £75K	Reglaze	C - Poor	1: Urgent	£75,000.00	
9-11 Rutland Gardens	Mechanical Services	Heat Source & Equipment	Gas Boiler	New Gas boiler and upgraded supply	Renew/Replace	D - Life Expired	1: Urgent	£50,000.00	
9-11 Rutland Gardens	Mechanical Services	Heat Source & Equipment	Calorifier	New calorifier upsized to meet demand on site	Renew/Replace	C - Poor	1: Urgent	£30,000.00	
9-11 Rutland Gardens	Internal Walls, Windows & Doors	Internal Walls & Partitions	Other	Addressing damp damaged internal walls	Repair	C - Poor	1: Urgent	£15,000.00	
9-11 Rutland Gardens	External Walls, Windows & Doors	Windows & External Doors	Other	Repairing cracked render, replace and refurb sash windows and redecoration inc. scaffolding	Repair	D - Life Expired	1: Urgent	£100,000.00	
9-11 Rutland Gardens	Redecorations	Internal Redecoration	Redecoration	Redecoration of internal walls post works	Redecorate	C - Poor	1: Urgent	£10,000.00	
								<b>£280,000.00</b>	<b>SUB-TOTAL</b>
<b>Net Zero</b>									
Hollingdean Depot - Workshop Building	Electrical Services	Power Generation	Solar Photo Voltaic (PV)	PV system not operational, lacks safe access, creating H&S risks. Inverter has been vandalised. High site electrical demand makes PV generation essential. Relocate PV for safe access, install fall arrest, repair faulty sky lights.	Refurbish/Upgrade	D - Life Expired	1: Urgent	£109,788.65	N/A
								<b>£109,788.65</b>	<b>SUB-TOTAL</b>
<b>Seafront</b>									
Seafront Promenade	External Walls, Windows & Doors	External Walls	Walls	Build retaining wall to prevent shingle overtopping causing a slip hazard.	Install	D - Life Expired	1: Urgent	£70,000.00	01/07/2025
Peter Pan playground (Madeira Drive)	External Areas	Playground Equipment	Other	Replacement of non-compliant/life expired water-play equipment and plant	Renew/Replace	D - Life Expired	1: Urgent	£80,000.00	01/04/2024
								<b>£150,000.00</b>	<b>SUB-TOTAL</b>
<b>Volk's Railway</b>									
Volk's Railway	External Areas	Walls, Fences & Gates	Fence	Maintenance of seafront fencing around the railway. Safety critical.	Repair	D - Life Expired	1: Urgent	£10,000.00	Rolling programme
Volk's Railway	External Areas	Ancillary Structures	Other	Track Renewal. Safety critical	Install	D - Life Expired	1: Urgent	£15,000.00	Rolling programme
Volk's Railway	Electrical Services	Fire Safety & Security	Other	Train Inspections. Safety critical.	Other	D - Life Expired	1: Urgent	£10,000.00	Rolling programme
Volk's Railway	Mechanical Services	Fire Safety & Security	Other	Various Statutory Railway Maintenance Contracts. Safety critical	Other	D - Life Expired	1: Urgent	£9,000.00	Rolling programme
Volk's Railway	Unclassified	Unclassified General	Other	Update electrical control system of trains	Renew/Replace	D - Life Expired	1: Urgent	£35,000.00	27/11/2025
								<b>£79,000.00</b>	<b>SUB-TOTAL</b>
<b>Sports &amp; Leisure</b>									
The Manor	Roofs	Flat Roof	Roof Covering	Replacement Roof	Renew/Replace	D - Life Expired	1: Urgent	£250,000.00	11.5.24
The Manor	Mechanical Services	Heat Source & Equipment	Gas Burner	Heating System	Renew/Replace	D - Life Expired	1: Urgent	£50,000.00	2.9.24
Prince Regent Swimming Complex	Swimming Pool	Indoor Swimming Pool	Pool Structure	Moveable floor in flexi pool has reached the end of its servicable life.	Refurbish/Upgrade	D - Life Expired	1: Urgent	£300,000.00	Dec-25
Prince Regent Swimming Complex	Mechanical Services	Power Distribution & Equipment	Other	Air circulation duct work on roof	Renew/Replace	D - Life Expired	1: Urgent	£42,000.00	Dec-25
								<b>£642,000.00</b>	<b>SUB-TOTAL</b>
<b>Corporate Landlord - Essential Works</b>									
Various sites	Unclassified	Unclassified	Unclassified	Essential & urgent works to various sites and buildings	Refurbish/Upgrade	D - Life Expired	1: Urgent	£357,507.03	N/A
								<b>£357,507.03</b>	<b>SUB-TOTAL</b>
								<b>£4,009,540.00</b>	<b>TOTAL</b>

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