Onchan District Commissioners

Planned Maintenance Programme for Commercial Portfolio

2024

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Onchan District Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle of Man IM3 1RD

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1. Introduction

This Authority holds a portfolio of commercial units of varying sizes and uses. Day to day maintenance and repairs are normally the responsibility of the tenant as most leases have a full repairing clause attached. It is only on the smaller units that the responsibility for repairs lies with this authority and these works are funded through maintenance budgets.

It is the authority's responsibility to maintain the building fabric and capital investment is considered necessary to maintain the stock to an acceptable standard to meet present day requirements. Typical projects would include window replacement, re-roofing etc. Any major refurbishment or improvements to these units would require to be funded by borrowings repaid through the rates generated by the district.

The purpose of this annual review is to check that the existing capital programme reflects the present condition and needs of the stock. Immediate and future work requirements should be adequately identified within the programme. This review will also check that the budgets, priorities and timescales for the proposed works are realistic and appropriate.

Although this review is 'broad brush', it does provide a reasonable assessment as to the overall condition and future capital needs of the commercial units. The approach taken in this review is basically twofold:

- A summary 'pen picture' of the general condition of each building, or group of buildings. This includes basic information about age, construction, type, and major works history to the property. It also assesses the condition of the building. See Section 5.

- A programme of proposed capital funded improvements within the next 5, 15 and 25 years. This not only identifies works which need to be undertaken in the immediate future (5 years) but also shows what needs to be planned and budgeted for in the medium (15 years) and long term (25 years). See Section 6.

2. Schedule of Properties

The total number of non-domestic units held by Onchan Commissioners (as at January 2024) is 39 within 19 complexes and 138 garages including units used by the Commissioners directly. These have been grouped as follows within this Annual Review:

Property	No. of Units	Year Built
• Hawthorn Villa Main Road	1	1936
• Garage rear Hawthorn Villa	1	2002
• Workshops rear Nursery Avenue (Storytime)	1	1992
• 75, Main Road (Adorn)	1	1963
• Willow House, Main Road	2	1987
• Beech House, Main Road	5	1980
• Elm Tree House, Main Road	4	1950
• 25, Main Road (British Legion)	2	
• The Hub, School Road 1	2	1975
• Molly Carroins Cottage, Church Road	1	
• Pennington Hall Marion Road	1	2008
• Café/Restaurant/Dance Studio, Onchan Park	6	
• Nivison Stadium, Onchan Park	2	
• Onchan Park	6	various
• Public Toilets, Port Jack	1	2007
• Millenium Shelter, Royal Avenue	1	1999
• Shop Ballachrink Drive	1	1964
• Refuse Garage, Snugborough	1	
• Commercial and Vat Garages	138	
TOTAL STOCK	**177**	

As it can be seen there is a vast range in the age of the stock, the majority being post war up the more modern developments of the 21st century. This diversity in age means there are significant differences in the methods of construction requiring differing approaches to the means of assessing and developing maintenance programmes.

3. Review of Recent & Current Projects

- **The Hub**

Works completed in May 2017 on a scheme to refurbish the upper level of this complex to provide two individual halls (which can be opened up to form one large hall if required), a club room and new toilet accommodation. The works also include rewiring and new heating. Externally the building has new windows and insulated render enhancing the thermal qualities. New sports hall lighting has been installed to a new low energy led fitting in 2021.

Works are planned for 2024 to panel the sport hall end walls to prevent further damage caused by hockey balls and pucks.

- **Willow House**

Replacement windows were completed in February 2017. These are double glazed uPVC units to replace the existing single glazed aluminium windows the seals of which were starting to cause issues with weather tightness and security. Unit A was refurbished for a new tenant creating a new office space with new Fire alarm and emergency lighting.

The Library underwent a full refurbishment in 2020 with full decoration, installation of new carpets, new adapted public toilet and some electrical upgrades. The office/staff room had new staff facilities installed.

- **Hawthorn Villa**

Adaptions were made in January 2015 to improve disabled access to the building, however shortcomings in relation to the adaptations had been experienced. New disabled access to the lift area and interview room was carried out in 2020. The construction of a staff room were made in 2023. Emergency lighting and fire alarm upgrades were carried out in 2022 to bring the property up to current standards.

- **Renovation of the Restaurant, Onchan Park**

The installation of new disabled lift access and disabled toilet was constructed to the views restaurant in 2020 giving the user the freedom to enjoy the facilities upstairs. New fire alarm and emergency lighting was completed with the installation of a refuse call point. Level access and disabled access has been installed in the fun factory area with the installation of new disabled toilet new boiler and improved electrical circuits.

- **Public Toilets, Onchan Park**

Complete renovation of the public toilets has been carried out in 2020 with the installation of panelled walls, new sanitary ware and touch free hand wash and flushing systems. The disabled toilet has been fully upgraded with the correct approved Document M rails and sanitary ware. The installation of a Uniseco water filling station was carried out in 2021.

- **Main road toilets**

Complete renovation of the main road toilets were started in 2023 this is due to be completed in March 2023 with the disabled toilet and entrance to be completed.

- **The arcade, Onchan Park**

The Installation of sliding doors to the arcade area will commence in February 2024

General

The previous report identified a number of matters which needed to be considered within 5 years and some of these have matured as noted above.
Previously however there had been little in the way of planned maintenance schemes for the commercial property portfolio. This apparent lack of maintenance is partially due to many of the leases have full repairing clauses placing the onus of repair on the lessee rather than this authority.
The stock however is in pretty good order. It is showing its age in many quarters but in most cases the fabric appears to be sound.

4. Commentary on 25 Year Programme

Section 6 sets out a proposed programme of capital investment for the Commissioners commercial stock over the next 25 years.

The programme should not be regarded as a definitive list or precise timetable for all future capital works to the commercial portfolio. It is simply a reasonable forecast as to when the most obvious works may become necessary within the short (5 years), medium (15 years) and long term (25 years). This forecast enables the Commissioners to estimate the future capital investment required to keep the commercial stock in a satisfactory condition. The programme and cost estimates should be reviewed and updated annually.

It should also be noted that some of the works identified are likely to require substantial capital funding and each project will need to follow the normal funding approval procedures which apply to all capital projects.

In a lot of cases there are unknown aspects especially relating to the thermal insulation qualities, but overall the stock is in a reasonably good condition.

5. Condition Summary Sheets for Each Property

Hawthorn Villa, Main Road



Overview:

Onchan District Commissioners Head office is a converted dwelling with several modern extensions and alterations. The property currently houses up to 18 members of staff at one time. While the building operates without problems it is very disjointed and not very user friendly.

The property has level access with disabled toilet facilities and lift access to the first floor only. Leaving the 2nd and 3rd floor inaccessible using a wheelchair.

The property is in good sound condition requiring minimal maintenance. The property has an up to date emergency lighting and fire alarm system.

External carpark and grassed areas to the property are in good condition although car parking is sometimes restricted depending on the time of the day.

RECCOMENDATIONS

The loft area to the original part of the building has no thermal loft insulation this would improve the property's thermal element.

Installation of staff shower would be beneficial. This would assist with staff members cycling into work or exercising during their own time.

Hawthorn Villa, Main Road

General Details	
No. of units	1
Date Built:	Various
Construction Type:	Manx stone and trad cavity

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
New access and lift	2014	80k
New lift access and fire alarm system	2020	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking				X		
Drainage			X			
Lighting			X			LEDS installed to offices, possible consideration for PIR in areas
Gardens			X			Additional trees to be planted

Energy Efficiency	1	2	3	4	5	Comments
Insulation						No loft Insulation in original part of building.
Heating				X		Boiler 1 none condensing but both operational
Glazing				X		UPVC double glazing upgrades required

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			
Chimneys						
Render/cladding			X			Pebble dash
RW Goods			X			UPVC
Windows & Doors			X			Aluminium double glazed
Kitchens			X			
Bathrooms			X			New disabled facilities 2014
Electrics				X		EICR reports required
Heating				X		Oil boilers
Plumbing			X			
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		
Physical Condition			X			
Accommodation size & layout			X			Refurbished accesses to ground & first floor

Summary prepared by: **RF/JB** Date January 2024

Garage rear Hawthorn Villa



The garage/store building was constructed as part of an extension to Hawthorn villa in 2000. It is a steel framed building with rendered blockwork under a tiled roof within a fenced compound.

It was originally designed to accommodate the manual workers vehicles and stores, but following a staffing review this was no longer the case. It was then predominantly used as a storage facility, it is now converted into a gym with a commercial lease June 2017.

The property is in good condition with no expected major repairs required.

Garage rear Hawthorn Villa

General Details	
No. of units	1
Date Built:	2000
Construction Type:	Steel frame cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking		X				Compound
Drainage		X				
Lighting		X				
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation			X			
Heating						
Glazing			X			UPVC double glazing

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Tiles
Chimneys						
Render/cladding		X				Pebble dash/ face brick
RW Goods		X				UPVC
Windows & Doors		X				UPVC windows steel roller shutter doors
Kitchens						
Bathrooms		X				
Electrics		X				
Heating						
Plumbing		X				
Paths, fences & Outhouses		X				
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				
Physical Condition		X				
Accommodation size & layout		X				

Summary prepared by RF/JB Date January 2024

Workshops rear Nursery Avenue



Overview:

This property was originally developed as workshop accommodation for the authority's direct labour workforce. It is now leased to a playgroup who have undertaken extensive internal refurbishment. Cavity walls with pebble dash and feature face brick support a tiled roof.

The general fabric of the building is in good condition requiring minimal maintenance works.

The property has limited Disabled access to the front and rear of the property.

Workshop rear Nursery Avenue

General Details	
No. of units	1
Date Built:	1992
Construction Type:	Trad. Cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Roof cleared of moss growth	2013	
New Gas boiler	2019	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking		X				Dedicated parking provided
Drainage			X			Flooding issue of back lane
Lighting			X			
Gardens			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation			X			Upgraded during recent refit
Heating		X				New Gas boiler 2019
Glazing			X			UPVC double glazing

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Tiles
Chimneys						
Render/cladding			X			Pebble dash/ face brick
RW Goods			X			UPVC
Windows & Doors			X			UPVC
Kitchens			X			
Bathrooms			X			
Electrics			X			
Heating			X			Gas boiler
Plumbing			X			
Paths, fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency			X			
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date: January 2024

75 Main Road



Overview:

The original building has been extended both front and back to provide the current accommodation. Previously used as a doctors surgery now used as office accommodation.

Some remedial works were undertaken when the building changed to its current use, but otherwise has been untouched. The building fabrics appear to be in a good condition, although the roofs, both flat and pitched, are felt covered.

Recommendations

The roof covering is in excess of 15 years old and consideration should be given to recovering in the next 5 years. It may be prudent at that time to consider recovering the whole roof with a new tiled structure. This would give the building a much more aesthetically pleasing appearance.

75 Main Road

General Details	
No. of units	1
Date Built:	1963
Construction Type:	Trad. Cavity wall

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			car parking provided
Drainage			X			
Lighting			X			
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Insulation levels unknown
Heating		x				New boiler 2019
Glazing			X			UPVC double glazed doors and windows

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Felt roof
Chimneys						
Render/cladding			X			Pebble dash
RW Goods			X			UPVC
Windows & Doors			X			UPVC double glazed
Kitchens			X			
Bathrooms			X			
Electrics			X			
Heating			X			Gas boiler
Plumbing			X			
Paths, fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		Insulation upgrade required
Physical Condition				X		Replace roof within 5 yrs
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date January 2024

Willow House, Main Road



Overview:

This property consists of three units constructed of rendered cavity block work under a tiled roof. The lower floor being a library and the upper floor used as two separate offices. New boilers were installed in both units in 2020/2021

The property is fully protected by emergency lighting and a fire alarm system.

The library area is in good renovated condition with refurbished disabled toilets and staff facilities.

Upstairs office and communal areas are in good condition

Recommendations

The property has various painted rendered panels to external of the property and timber fascia which are starting to show their age. It is recommended that this is painted within the next 2 years.

Willow House, Main Road

General Details	
No. of Units	2
Date Built:	1987
Construction Type:	Trad. Cavity wall

History - Recent Upgrades/Improvements		
Type of Work	Year	
New entrance door	2011	
Lighting improvements to library	2016	
New boiler and refurbishment	2020	
New boiler upstairs	2022	
Public toilet upgrade	2022	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			Limited parking to rear
Drainage			X			
Lighting			X			
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Insulation levels unknown
Heating	X					Library new 2020, Upstairs 2022
Glazing	X			X		New Upvc double glazing 2017

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Require replacement
Chimneys						
Render/cladding			X			Stone cladding and painted render
RW Goods			X			Upvc
Windows & Doors		X				
Kitchens			X			
Bathrooms			X			
Electrics		X				Refurbished 2016
Heating	X					Gas boilers
Plumbing			X			
Paths, fences & Outhouses	X					New handrails outside installed
Decoration		x				Internal Library Decoration to be completed

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		Insulation upgrade required
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by:_____**RF/JB**_____ Date January 2024

Beech House, Main Road



Overview:

This property consists of five units over two floors constructed from cavity brickwork under a tiled roof.

The lower level providing two outlets, and the upper level three. One of the upper level units is used as a Fitness Gym. There is restricted access to one of the upper units.
The entrance door to one of the lower units has been replaced in 2011, and the tenants of the hairdressers have replaced their windows at no cost to the authority; otherwise there has been no major works to this property for some time.

The property is covered by emergency lighting and a fire alarm system.

RECOMMENDATIONS

The currents roof and facia is asbestos based and although the roof is in good condition it is recommended that it is replaced in the next 5 years.

Beech House, Main Road

General Details	
No. of units	5
Date Built:	1980
Construction Type:	Trad. Cavity wall

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
New entrance door to lower floor	2012	
Installation of fire alarm and emergency lighting	2021	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			Limited parking to rear short term parking to front
Drainage			X			
Lighting			X			
Gardens			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Insulation levels unknown
Heating			X			
Glazing		X				New 2018

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Asbestos soffits and roof tiles
Chimneys						
Render/cladding			X			Face brick
RW Goods			X			UPVC
Windows & Doors		x				New UPVC window 2018
Kitchens			X			
Bathrooms			X			
Electrics				X		Fuse boards require upgrading show room and small 1st floor
Heating			X			Gas boiler except unit 10 & 10a which have electric
Plumbing			X			
Paths, fences & Outhouses						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		Insulation upgrade required
Physical Condition				X		Asbestos present
Accommodation size & layout			X			Restricted access to 1 unit

Summary prepared by:_____**RF/JB** _____ Date: January 2024

Elm Tree House, Main Road



Overview:

Constructed in the 1950's this purpose built property currently houses four units. The lower level comprises of two retail outlets, and the upper floors were last used as a single two storey office, and have now been converted to two separate self-contained units. It is constructed from cavity brick walls with concrete floors and a flat roof.

The property although looks in good condition there are signs of water ingress from the roof and gable end window. The concrete canopy is currently spalling and requires urgent attention.

Recommendations

Property requires Urgent attention to concrete canopy, window cills, facia boards and roof.

PROPERTY – Elm Tree House

General Details	
No. of Units:	3
Date Built:	1950's
Construction Type:	Trad. Cavity Wall

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Replacement boiler		
New front door to lower ground floor		
Asbestos removal and refurbishment	2014	£75k
New boiler to first floor	2023	2.5k

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape					X	Improvements to facade
Parking			X			Limited parking to rear short term parking front
Drainage				X		
Lighting			X			External lighting scheme to be investigated
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		
Heating			X			Gas c/h to each unit
Glazing				X		Aluminium doors and windows single glazed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Flat roof, asbestos soffits
Chimneys						
Render/cladding		X				Face brick/Mansard slate
RW Goods			X			UPVC
Windows & Doors				X		Aluminium single glazed/Timber Velux
Kitchens			X			Satisfactory
Bathrooms			X			Satisfactory
Electrics			X			
Heating		X				Gas central heating installed
Plumbing		X				
Paths, fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			Highway recently upgraded
Energy Efficiency				X		Windows need upgrading
Physical Condition		X				
Accommodation size & layout			X			Restricted access to 1 unit on the upper level

Summary prepared by:_____**RF/JB**_____ Date January 2024_____

25, Main Road



Overview:

This property sits on a steeply sloped site. The lower level consists of public toilets and a store room and is accessed from Main Road. The Legion Hall forms the upper level and is accessed from the car park to the rear of the Manx Arms pub. A defibrillator is installed for the use of the public.

The legion hall underwent significant work to the roof several years ago and has benefited from the replacement of sanitary ware in 2012.

The general fabric of the building appears sound. The public male and female toilets were refurbished in 2023 with the completion to the disabled toilet and entrance to be completed March 2024.

Recommendations

The external of the property is looking tired and requires redecoration.

25, Main Road

General Details	
No. of units	3
Date Built:	
Construction Type:	Trad. Cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Re-roof legion hall		
New toilet fittings	2012	
Public toilet refurbishment 2023-2024	2024	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			Shared car park with pub
Drainage			X			
Lighting		X				

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Levels unknown
Heating		X				Upstairs unit new gas boiler in 2016
Glazing			X			Double glazed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Felt flat roof, tiled pitched roof
Chimneys						
Render/cladding		X				Painted render
RW Goods			X			Upvc
Windows & Doors			X			Upvc double glazed
Kitchens			X			
Bathrooms			X			
Electrics			X			
Heating					X	Gas boiler requires replacement
Plumbing			X			
Paths, fences & Outhouses		X				Post replaced in 2017
Garages						
Decoration				X		

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		Insulation levels unknown
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by:_____**RF/RP** _____ Date:__January 2024

The Hub, School Road



Overview:

This is a purpose built unit of brick construction under a tiled roof. The split level building comprises a sports hall and community rooms. The sports hall has its own external access or can be reached via a short flight of stairs from the upper floor. Disabled toilet accommodation has been installed at the lower level. The general fabric of the building appears sound.

A major refurbishment project was completed May 2017 creating separate halls at the upper level each with their own tea stations and new toilet accommodation. The project includes for new heating and electrical systems, new double glazed windows and external insulated render.

Recommendations

Consideration should be given to upgrade the sports hall flooring as it has become unsafe and sports lines have started to become worn.
The Recycling area has now become so big the carpark area is unusable on one side. A recycling bay at the end is urgently required.
The entrance area requires new drainage and re profiling.
Sports hall external walls require rendering to achieve an aesthetically pleasing appearance.

The Hub, School Road

General Details	
No. of units	1
Date Built:	1975
Construction Type:	Trad. Cavity wall

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Disabled toilet		
Led lighting	2022	
New fire exits	2022	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape				X		Slabs damaged/vehicles driving on the grass
Parking					X	Recycling over taking the parking area
Drainage					X	Poor Soakaways blocked
Lighting				X		
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				
Heating		X				
Glazing		X				
Electrical	X					

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Felt damaged on foyer area needs replacing.
Chimneys						
Render/cladding			X			Rendering to Sports Hall to be considered
RW Goods		X				
Windows & Doors			X			
Kitchens		X				
Bathrooms		X				
Electrics		X				
Heating		X				
Plumbing		X				
Paths, fences & Outhouses						
Garages						
Decoration	X					

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				Excluding Sports Hall
Physical Condition		X				
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date January 2024

Molly Carrooins Cottage, Church Road



Overview:

This is an original Manx stone cottage under a slate roof located in a conservation area. It is not suitable for current accommodation, but acts as a reminder of our history.

Major refurbishment would be required to bring it up to modern day standards, but it has been re-roofed recently and decorated externally. Generally it is in reasonable condition considering its age and is likely to need little work beyond decoration in the short term.

Some works were completed to repair external white wash and some slipped slates works were completed in 2020.

Molly Carrooins Cottage, Church Road

General Details	
No. Of units	1
Date Built:	1964-1965
Construction Type:	Manx stone

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Re-roofed		

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				Part of conservation area
Parking			X			Street parking
Drainage			X			
Lighting			X			
Gardens			X			Small garden

Energy Efficiency	1	2	3	4	5	Comments
Insulation					X	None
Heating					X	None
Glazing				X		Single glazed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Concrete tiles original issues with moss growth
Chimneys			X			
Render/cladding				X		Lime render/white wash
RW Goods				X		Cast iron
Windows & Doors				X		Timber frame single glazing
Kitchens					X	None
Bathrooms					X	None
Electrics					X	None
Heating					X	Solid fuel fireplace flue condition unknown
Plumbing					X	None
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				Part of conservation area
Energy Efficiency					X	Major upgrade required
Physical Condition				X		Upgrade required
Accommodation size & layout					X	Not suitable for current occupation

Summary prepared by: **RF/JB** Date January 2024

Pennington Hall, Marion Road



Overview:

This purpose built unit was designed to accommodate the operations of the authority's parks department. The steel frame structure has brick/block cavity and a tiled roof.

Internally there is staff facility's and the main workshop. This is a modern structure and is unlikely to need any significant maintenance work for some time.

New workshop led lighting to be installed in 2022

CCTV installed 2021

Recommendations

Complete replacement boundary fence is required backing on to Alberta Drive. The current fence has timber posts that have rotted. It is proposed to replace the fence with concrete posts and gravel boards with timber fence panels.

Pennington Hall, Marion Road

General Details	
No. of units	1
Date Built:	2007
Construction Type:	Trad. Cavity walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
CCTV	2021	
LED Lighting	2023	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		X				
Parking		X				Dedicated parking area
Drainage		X				
Lighting		X				
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				Cavity wall and roof
Heating		X				Gas heaters
Glazing		X				Upvc double glazing

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Marley tiles
Chimneys						
Render/cladding		X				Pebble dash
RW Goods		X				Upvc
Windows & Doors		X				Upvc double glazed
Kitchens		X				
Bathrooms		X				
Electrics		X				
Heating		X				Gas heaters
Plumbing		X				
Paths, fences & Outhouses				X		Right hand side requires replacement.
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				
Physical Condition		X				
Accommodation size & layout		X				

Summary prepared by: **RF/JB** Date January 2024

Restaurant/Café/Dance Studio, Onchan Park



Overview:

The complex has developed over a number of years. There are two main parts; the cafe/restaurant and the dance studio. The general fabric of the building appears sound.

The cafe/restaurant is of traditional cavity wall construction under a felt flat roof. The upper floor is a restaurant and the ground floor comprises cafe, arcade and public toilet accommodation. This building has benefited from coloured rendering with feature quoins.

The installation of new disabled lift access and disabled toilet was constructed to the views restaurant in 2020 giving the user the freedom to enjoy the facilities upstairs. New firealarm and emergency lighting was completed with the installation of a refuse call point. Level access and disabled access has been installed in the fun factory area with the installation of new disabled toilet new boiler and improved electrical circuits.

The dance studio was a former squash club and is constructed mainly from preformed concrete panels and a brick cavity toilet/changing rooms both with felt flat roof. There is a glazed link bridge between the two. This toilet block and link roofs have been re-felted in the last two years.

Recommendations

Rendering the dance studio to match the restaurant building should be considered for aesthetic reasons.

Restaurant/Dance Studio, Onchan Park

General Details	
No. of units	6
Date Built:	
Construction Type:	Trad Cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Rendering to restaurant	2012	
Re-felting roofs	2014	
Gas Boiler and Cntral heating (Cafe)	2017	
Electrical, firealrm / disabled refurb	2020	
Restuarnt boiler replaced	2022	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					
Parking		X				
Drainage			X			
Lighting			X			Upgraded on restaurant 2012
Gardens						

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		
Heating			X			
Glazing			X			Part double part single

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			
Chimneys						
Render/cladding			X	X		Squash club needs rendering to match restaurant
RW Goods			X			Upvc
Windows & Doors				X		Aluminium single glazing to cafe and arcade
Kitchens			X			
Bathrooms			X			
Electrics				X		Upgrade required to fire alarm system and emergency lighting
Heating		X	X			Oil boiler replaced 2022
Plumbing			X			
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency			X			
Physical Condition			X			satisfactory
Accommodation size & layout		X				satisfactory

Summary prepared by:_____**RF/JB**_____ Date: October 2022_____

Stadiums, Onchan Park





Overview:

The Stadium has benefited from new palisade fencing installed over the last 8 years. This has significantly improved the security.

Within the fencing lies a football pitch with a track around it, two spectator stands and accommodation for the lessee (not included in this report).

One stand is constructed from a concrete frame and there is evidence of some spalling to the concrete to the rear. This has been identified for some time and is being monitored for further degradation. Consideration should be given to undertaking repairs to the roof within the next 5 years.

The other stand is a steel frame with timber seating and glazed side screens. Beneath this stand there are changing rooms and other storage facilities. This stand backs onto the Restaurant building in the Park.

The structure appears to be in a reasonable condition and general maintenance is carried out.

Survey carried out to the concrete stadium in 2021

<u>Recommendations</u>

Removal or repair to concrete stadium.
Removal of grass pitch to 4G This would reduce maintenance costs and make the area much more usable in all weather.
Electrical Installation condition report urgently required.

Stadiums, Onchan Park

General Details	
No. of units	2
Date Built:	
Construction Type:	Steel/concrete frame

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			
Drainage			X			Pitch drainage issues
Lighting			X			
Gardens			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation						
Heating						
Glazing						

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits				X		Concrete stadium roof
Chimneys						
Render/cladding			X			
RW Goods			X			uPVC
Windows & Doors			X			Aluminium single glazed
Kitchens						
Bathrooms			X			Shower room beneath timber stand
Electrics					X	EICR report Urgentlyrequired
Heating						
Plumbing			X			
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency						
Physical Condition				X		Spalling to rear of concrete stand being monitored
Accommodation size & layout				X		

Summary prepared by:_____**RF/JB**_____ Date January 2024_____

Onchan Park



Overview:

The units within Onchan Park house the accommodation to support the activities carried out. There are two bowling greens each of which have a club house, These have been recently replaced within the last 10 years with purpose built timber huts. The pay hut was also replaced with a timber structure to match the bowling green huts.

The storage sheds for the bins and fuel store was reconstructed within the last 4 years, the new store is pebble dashed blockwork under a felt flat roof.

There are two shelters within the park, one in each of the bowling greens. These are the oldest structures and are generally in reasonable condition. The crown green shelter is of block construction with a sheet roof; the flat green is timber based again with a sheet roof.

Kidi cars track was expanded in 2018 to go alongside the delivery of new cars.

Onchan Park

General Details	
No. of units	6
Date Built:	various
Construction Type:	various

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Replacement huts for bowling greens	2010	
Replacement pay kiosk	2011	
New bin store	2011	
Track Extension	2018	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape	X					Within Onchan Park
Parking			X			On road parking
Drainage			X			
Lighting			X			New street lighting and festoon lighting to be considered
Gardens			X			New flower beds/planters

Energy Efficiency	1	2	3	4	5	Comments
Insulation						
Heating						
Glazing						
						Not used for accommodation

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			
Chimneys						
Render/cladding			X			Timber or pebble dash
RW Goods			X			
Windows & Doors			X			Predominantly timber
Kitchens						
Bathrooms						
Electrics			X			
Heating			X			Electric heaters where necessary supplied by lessee
Plumbing			X			
Paths, fences & Outhouses			X			Bin Store Location
Garages						
Decoration		X				Complete redecoration in 2022

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency						
Physical Condition		X				Most units replaced within the last 5 years
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date September 2022

Public toilets, Port Jack



Overview:

This structure was rebuilt in its present form in 1995. The general fabric of the building appears sound.

It is cavity blockwork with a pebble dash finish under a tiled pitched roof. Internal accommodation consists of separate male, female and unisex disabled toilet facilities. The sanitary ware is stainless steel. The property is in good condition requiring little maintenance.

Recommendations

Removal of stainless steel sanitary ware to white porcelain.

Public toilets, Port Jack

General Details	
No. of units	1
Date Built:	
Construction Type:	Trad. Cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Rebult	1995	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			On street parking
Drainage			X			
Lighting			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation		X				
Heating						
Glazing		X				Double glazed
Electrical		X				LED Lighting installed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Marley tiles
Chimneys						
Render/cladding		X				Pebble dash
RW Goods		X				UPVC
Windows & Doors		X				Timber doors
Kitchens						
Bathrooms			X	X		Stainless steel
Electrics		X				Eicr required
Heating		X				Electric
Plumbing			X			
Paths, fences & Outhouses		X				
Garages						
Decoration				X		Decoration Required internally and external

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency		X				
Physical Condition			X			
Accommodation size & layout		X				

Summary prepared by:_____**RF/JB**_____ Date September 2022

Millennium Shelter, Royal Avenue



Overview:

Built to commemorate the millennium, this purpose built structure replaced an old bus shelter at the head of Port Jack Glen.

It is brick construction under a tiled roof. The general condition is in a good state. led coloured RGBW lighting was installed in 2022 and painting carried out in 2022.

Recommendations

Vinyl advertisement to be installed on the scratched polycarbonate windows and mural fest pictures to be installed to improve the visual aspect.

Electrical installation report required.

Millennium Shelter, Royal Avenue

General Details	
No. of units	10
Date Built:	1999
Construction Type:	Trad. Cavity Walls

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
Painting	2022	
RGBW lighting	2022	

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape		x				
Parking		X				On street parking
Drainage		X				
Lighting		X				External RGBW lighting installed 2022

Energy Efficiency	1	2	3	4	5	Comments
Insulation						N/A
Heating						N/A
Glazing		X				Single glazed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits		X				Clay rosemery tiles timber fascias/soffits
Chimneys						N/A
Render/cladding		X				Feature brickwork/stone and dash render
RW Goods		X				UPVC
Windows & Doors		X				Aluminium
Kitchens						N/A
Bathrooms						N/A
Electrics		X				Requires a EICR
Heating						N/A
Plumbing						N/A
Paths, fences & Outhouses		X				
Garages						N/A
decoration		X				Decoration carried out 2022

Overall Assessment	1	2	3	4	5	Comments
Estate Environment	X					
Energy Efficiency						
Physical Condition		X				
Accommodation size & layout	X					

Summary prepared by:_____**RF/JB**_____ Date January 2024

Shop, Ballachrink Drive



Overview:

Built as part of the housing development this unit was specifically designed to act as a corner shop. It comprises of the main shop area with a small stock room to the rear.

The general fabric of the building appears sound and is constructed from cavity brick walls under a felt flat roof. The property has benefited from the installation of an air conditioning system.

The property is to undergo an external refurbishment as part of the external refurbishment capital scheme in 2024.

Recommendations

Property requires additional works to install disabled access.

Shop, Ballachrink Drive

General Details	
No. of units	1
Date Built:	
Construction Type:	Trad. Cavity Wall

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape				x		Levels and streetscape require improvement
Parking			X			On street parking
Drainage			X			
Lighting			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation				X		Levels unknown
Heating			X			Gas boiler
Glazing			X			Single glazed

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Felt flat roof
Chimneys						
Render/cladding			X			
RW Goods			X			Upvc
Windows & Doors			X			Aluminium single glazed
Kitchens			X			
Bathrooms			X			
Electrics			X			
Heating			X			Gas boiler
Plumbing			X			
Paths, fences & Outhouses						
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency				X		Insulation levels unknown
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date January 2024

Refuse Garage, Snugborough



Overview:

This unit was purpose built to accommodate the refuse department both its plant and staff. A later addition of a mezzanine floor with staff room and drying facilities has since been developed.

A steel frame structure with metal clad walls and roof. The general fabric of the building appears sound.

New roller doors installed 2018

New led lighting installed in 2021. Staff room ceiling tiles replaced due to damp issues and emergency lighting upgrades.

Recommendations

New fire alarm panel required and external emergency lighting on the external of the property.

Refuse Garage, Snugborough

General Details	
No. of units	1
Date Built:	
Construction Type:	Steel frame

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost
New roller doors	2018	£12600

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking			X			Off road parking
Drainage			X			
Lighting	X					New Led lighting installed 2021

Energy Efficiency	1	2	3	4	5	Comments
Insulation						
Heating	X					New oil filled heating installed 2022
Glazing						
Electrical				X		New LED high level lighting installed 2021

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Metal sheeting
Chimneys						
Render/cladding			X			Metal sheeting
RW Goods			X			Upvc
Windows & Doors	X			/		New Roller doors installed. (/Fire exit doors req attention)
Kitchens	X					New ceiling tiles installed 2020
Bathrooms			X			
Electrics			X			
Heating			X			Electric
Plumbing			X			
Paths, fences & Outhouses			X			
Garages						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment			X			
Energy Efficiency			X			
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date January 2024

Commercial Garages

Overview:

The Authority owns a selection of garages on various estates built for the use of the general public, these garages are leased out for domestic use.

They are mainly built out of single brick or precast panels with a pebble dash finish under a flat felt roof, all garages have metal up and over lockable doors and they do not include any fixed services.

25 + new grey powder coated metal up and over doors have been installed to improve security and look we plan to roll this out across all garages.

.

Commercial garages

General Details	
No. of units	138
Date Built:	Various
Construction Type:	Single brick or concrete pre cast panels

History - Recent Upgrades/Improvements		
Type of Work	Year	Cost

Condition Ratings: 1-Excellent, **2**-Good, **3**-Satisfactory,**4**-Improvement required, **5**-Unacceptable

Estate Environment	1	2	3	4	5	Comments
Landscape/Streetscape			X			
Parking						
Drainage			X			
Lighting			X			

Energy Efficiency	1	2	3	4	5	Comments
Insulation						
Heating						
Glazing						
Electrical						

Physical Condition	1	2	3	4	5	Comments
Roofs/fascias/soffits			X			Bitumen felt
Chimneys						
Render/cladding			X			Pebble dash
RW Goods			X			Upvc
Windows & Doors			X			Metal Up and over garage doors
Kitchens						
Bathrooms						
Electrics						
Heating						
Plumbing						
Paths, fences & Outhouses						
Garages						
Decoration						

Overall Assessment	1	2	3	4	5	Comments
Estate Environment		X				
Energy Efficiency						
Physical Condition			X			
Accommodation size & layout			X			

Summary prepared by: **RF/JB** Date: January 2024

6. Proposed 25 Year Planned Maintenance Programme

Proposed Capital Works - 25 Year Programme

Estate	No. of Units	Built	Rebuild or Major Refurbishment			Roofing & Chimneys			Fascias Soffits & RW Goods			Windows Doors			Render Cladding			Kitchens			Bathroom			Heating			Electrics			Plumbing			Paths & fences Outhouses			Major Streetscape or Landscape			Budget Totals		
			<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15yrs	<25yrs
Hawthorn Villa	1	1935	y			y				y		y												y			y											
	Budgets (£1,000's)		10			20				20		2												7			2										41	20	0
Garage rear Offices	1	2002																																				
	Budgets (£1,000's)																																			0	0	0
Workshops	1	1970's																																				
	Budgets (£1,000's)																																			0	0	0
75 Main road	1	1970's					y																															
	Budgets (£1,000's)						40																													0	40	0
Commercial garages	138						y			y		y																										
	Budgets (£1,000's)						50			15		15																									15	65	0
Willow House	2	1970's							y																													
	Budgets (£1,000's)								5																													5	0	0
Beech House	5	1970's					y		y																		y											
	Budgets (£1,000's)						40		5																		20										25	40	0
Elm Tree House	3	1968				y			y			y			y																							
	Budgets (£1,000's)					40			50			60			50																							200	0	0
25 Main Road	2																				y		y															
	Budgets (£1,000's)																				20		15														20	0	15
The Hub	1	1981				y				y			y			y											y									y		
	Budgets (£1,000's)					30				5			5			15											2									20	52	25	0
Molly Carrooins Cottage	1																																			y		
	Budgets (£1,000's)																																			2	2	0	0
Pennington Hall	1	2009																								y											
	Budgets (£1,000's)																									5										0	0	5
Restaurant/Café/Dance studio	6											y																										
	Budgets (£1,000's)											15																									15	0	0
Stadium Onchan Park	2					y																																
	Budgets (£1,000's)					20																															20	0	0
Onchan Park	6																				y															y		
	Budgets (£1,000's)																				20															15	35	0	0
Port Jack Toilets	1	2007																			y																	
	Budgets (£1,000's)																				20																20	0	0
Millenium Shelter	1	1999							y																													
	Budgets (£1,000's)								2																													2	0	0
Shop Ballachrink Drive	1	1964					y						y																							y		
	Budgets (£1,000's)						15						10																							8	8	25	0
Refuse garage Snugborough	1																							y			y											
	Budgets (£1,000's)																							2			3										5	0	0
Total No.	**175**	**Budget Totals**	**10**	**0**	**0**	**110**	**145**	**0**	**62**	**40**	**0**	**92**	**15**	**0**	**50**	**15**	**0**	**0**	**0**	**0**	**60**	**0**	**15**	**9**	**0**	**5**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**45**	**0**	**0**	**465**	**215**	**20**
			<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs	<5 yrs	<15 yrs	<25 yrs