

APPENDIX 3 – PLANNED 2026/27 LAND AND BUILDING WORKS PROGRESS UPDATE

Capital Project	Description	Undertake in 2026/27	Defer to Future Year	Provisional Sum	Delete	Progress / Officer Comments
SPORTS COMPLEX	Replacement of the function room and table tennis area flat roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works will only be undertaken if required. Regular visual inspections of the roofs undertaken.
	Replacement of the bowls hall roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works will only be undertaken if required. Regular visual inspections of the roof undertaken.
	Drainage works	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works will only be undertaken if required.
	Sports Hall floor – sand and re-seal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This work was last completed in 2015 and the flooring is now due to be resealed and marked. The Sports Complex Manager is to seek advice and quotes from the flooring company with a view to the work taking place in summer 2026, alongside the planned project to undertake a refurbishment of the male and female changing rooms as undertaking the works together will ensure that downtime can be limited. Report to be brought forward to the Recreation Committee in July.

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	Squash court flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only repairs have taken place to the flooring since 2009. The Sports Complex Manager is to seek advice and quotes from the flooring company with a view to the work taking place in summer 2026, <i>if</i> recommended by the company. Any works would be undertaken as the same time as the planned refurbishment of the male and female changing rooms, as undertaking the works together will ensure that downtime is limited.
	Shutters for external doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Front door shutters on hold due to limitations of building design. Asbestos and height issue prevents installation of a standard shutter mechanism. The service company have recommended keeping the current set up for as long as practically possible. Officers will investigate any new systems that may come onto the market.
	Internal Decoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The sports hall requires redecorating and this work will be planned in and completed prior to the sports hall flooring reseal. Quotes to be sought with a view to undertaking this work, ahead of the flooring work. Report to be brought forward to the Recreation Committee in July.

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	Flooring and Carpet Replacement and Carpet Cleaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required flooring or carpet replacements or repairs, plus deep cleaning of the bar carpet. The bar carpet is in need of replacement and this has been agreed at the May Recreation Committee and will take place in July 2026.
	Disabled Access and Catering Lifts and Bar Service Lift Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for lift breakdowns or repairs. No repairs currently required as per latest lift service report.
	Ladies' Toilet Refurbishment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ladies' toilet refurbishment to be undertaken in 2026/27. Report to be brought forward to the Recreation Committee in the third quarter of the year.
	Male and Female Changing Rooms Refurbishment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Male and female changing rooms refurbishment to be undertaken in 2026/27. Report to be brought forward to the Recreation Committee in July.
	Window Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required window replacements or repairs.

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	Automatic Entrance Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required replacements or repairs based on advice from the door service company.
	Alarm and Emergency Lights System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required replacements or repairs based on advice from the alarm service company.
	Solar Panel System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Council has agreed for the project to go ahead in 2026/27 with paid for support from Durham County Council's Procurement Department and surveying and project management consultancy. Project to go out to tender later this year following the completion of the necessary surveys, permissions, and tender process. Surveys are underway (asbestos, topographical and utilities surveys are complete..
PLAY AREA SURFACING	Ongoing programme of repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carried forward budget set aside for Aycliffe Village and Simpasture Park. 2026/27 budget to be used to replace safety surfacing at Horndale Park. Will be reported to September Recreation Committee for approval.

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FOOTPATH REPAIRS	Footpath repairs in various locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	West Park, West Cemetery, Woodham Burn and St Oswald's Park have been identified as the priority areas for 2026/27. Will be reported to September Environment Committee for approval.
GOLF SHOP AND DRIVING RANGE	Driving Range Steelwork Painting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steel work was starting to flake and deteriorate. Project agreed at the November Recreation Committee and works took place in April when weather conditions allowed. Project now complete.
	Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. ADT have advised that an upgrade is not necessary at present. However the connectivity of the panic alarm system to the main alarm system is under investigation.
GOLF COURSE	Footpath Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ongoing programme of golf course footpath repairs and improvements. The extension of the footpath from the 17 th green to the 18 th fairway is being investigated.
COUNCIL OFFICES	Flooring Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Deep cleaning of carpets and / or replacement of carpets in high wear areas to be assessed this year. Report to Policy and Resources Committee if replacement is deemed necessary.

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	Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. ADT have advised that an upgrade is not necessary at present.
	Window Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required window replacements or repairs. Project to replace windows to the front of the building was previously deferred to a future year. Replacement of public entrance doors to the Council Chamber being investigated.
	External Decoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repainting of external woodwork is due to be undertaken in 2026/27.
	Boiler Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for the replacement of the office boiler which has reached the end of its estimated life. Advice from heating system service company will be sought.
	External Door Replacement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision for the replacement of the automatic front door which has reached end of life and is identified as an essential project for this year. Quotes being sought.

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	Visitor's Car Park Resurfacing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for the resurfacing or repair of the Council Offices visitor's car park if required. Condition of car park surface is regularly monitored and is considered to be ok at the present time.
DEPOT	Windows and Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for replacement windows and doors as and when required. All ok at the present time.
	Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for replacement heating system if required. Advice from heating system service company will be sought.
	Alarm System Upgrade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for upgrade of alarm system if required. Advice from alarm system service company will be sought.
	Separation Tank Cleaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Separation tank cleaning is due this year and has been identified as an essential project.
ST OSWALD'S PRE-SCHOOL	Window Shutter Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Shutter not in daily use. Regular visual inspections undertaken.

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ST OSWALD'S PRE-SCHOOL	Flat Roof Replacement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works to be undertaken only if needed. A recent roofing inspection by a roofing contractor has highlighted the potential need to replace the flat roofs on both buildings. Officers are proposing that a roofing survey is undertaken by a building surveyor to seek professional advice on the options and costs.
	Window and Door Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum to replace Tots in the Park windows and doors if and when required as well as provision for any other required window or door replacements or repairs.
	Asbestos Removal, Flooring Replacement and Kitchen Replacement – Tots in the Park Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional capital budget approval at the April Policy and Resources Committee. This was identified as an essential project following an Environmental Health inspection. Project to be completed during the summer holidays as it will take a number of weeks.
	Internal and External Decoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The internal and external redecoration of both buildings is due this year and has been identified as an essential project. It is proposed that this project takes place during the Easter 2027 school holidays due to Tots in the Park asbestos removal, flooring and kitchen project taking place in the summer.

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	Replacement Kitchen – Main Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The replacement of the kitchen in the main pre-school building is due this year and has been identified as an essential project. It is proposed that this project takes place during the Easter 2027 school holidays due to Tots in the Park asbestos removal, flooring and kitchen project taking place in the summer.
MOORE LANE PAVILION	Flat Roof Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works to be undertaken only if needed. Regular visual inspections undertaken. Flat roof survey identified some minor patching works which will be undertaken via building maintenance budgets. Updated quotes to be sought for MTFP.
SIMPASTURE PAVILION	Flat Roof Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works to be undertaken only if needed. Regular visual inspections undertaken. Flat roof survey did not identify any issues. Updated quotes to be sought for MTFP.
	Door and Window Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum. Works to be undertaken only if needed. Regular visual inspections undertaken.

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TOWN PARK PAVILION	Public Toilet Refurbishment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The public toilets are prone to vandalism and fires but are currently functional. Project to be deferred to a future year until anti-social behaviour issues can be resolved.
	Window and Door Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required window or door replacements or repairs. Works to be undertaken only if needed. Windows and doors are in good condition at the present time.
	Lighting Column Testing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The testing of the Town Park lighting columns is due this year and has been identified as an essential project. To be undertaken in September or October.
St OSWALDS PARK PAVILION	Toilet Refurbishment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The refurbishment of the public toilets is due this year and has been identified as an essential project. Quotes to be sought with a view to undertaking the works in February or March 2027 when the park is quieter.
MOORE LANE ECO CENTRE	Flooring replacement and external decoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Discussions being held with Probation Service with a view to painting the exterior of the building this summer. Flooring has been reviewed with no immediate work required.

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STEPHENSON WAY CEMETERY	Window and Door Replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provisional Sum for any required window or door replacements or repairs. Works to be undertaken only if needed. Windows and doors are in good condition at the present time.
	Drainage Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Further topping up and levelling works to be undertaken during 2026/27.
WEST CEMETERY	Public Toilet Refurbishment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not considered essential at the present time as toilets are in good condition. It is recommended that this project is deferred to a future year.
	Shutter Replacement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not considered essential at the present time. Shutters have been serviced and are in good working order. It is recommended that this project is deferred to a future year.
	Drainage Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Further topping up and levelling works to be undertaken during 2026/27.

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ROOF SURVEYS	Flat Roof Inspections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is an annual budget allocation to enable an inspection of those council buildings with felt roofs as required by the Council's insurer. This year's surveys to be undertaken later in the year.
	Pitched Roof Surveys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is a new budget allocation to enable an inspection of those council buildings with pitched roofs as required by the Council's insurer. Inspections to be organised undertaken over the summer.
ELECTRICAL SURVEYS	Periodic Electrical Surveys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completion of identified works from last year's electrical surveys have been prioritised and are being undertaken via a combination of the Works Maintenance Technician and contractors.