

Successful Community Ownership Fund application (Round 3 Window 1)

Project ID: WULWMA

COF Project Reference Number: COF23 125

WORKPLAN

Driving Principle:

a) minimise TMS community business disruption

b) spatial workstreams approach

c) create maximum value for the TMS community and wider community

Name	Status	Due start date	Impact
Workstream 1			
Remedial Works - Preparation - Basement - Ground Floor - First Floor - Second Floor			
WS1 Workpackage 1			
IC Work base facilities - builders shed and storage - skip - storage container - work clearance (three floors)	Progress WS	01/12/2023	Medium
WS1 Workpackage 2			
Installation of water utilities connection and water	New	13/02/2024	Low
WS1 Workpackage 3			
IC Basement structural repairs - structural assessment - fire plasterboarding - timber repairs and treatment - insulation - electrics - controlled access - additional fire alarms - MVHR (ventilation) - doors	New	01/02/2024	High
WS1 Workpackage 4			
IC to repair stairways - basement stairway - groundfloor stairways - first floor stairways - second floor stairways	Progress WS	11/12/2023	Medium
WS1 Workpackage 5			
IC to install toilets - ground floor toilet - first floor toilet - second floor toilet	Progress WS	11/12/2023	Low
WS1 Workpackage 6			
IC updating internal fire doors and external fire exit - ground floor fire doors and fire exit - first floor fire doors - second floor fire doors and fire exit - additional mezzanine area fire exit	Progress WS	11/10/2023	High
WS1 Workpackage 7			

IC to update security system - security and access control system - compatible wifi upgrade - CCTV system	Progress QT	01/04/2024	Medium
WS1 Workpackage 8			
Repair Fire escape stairs	Planned	03/06/2024	Medium
Workstream 2			
Heating and insulation - electrical distribution board - heat retention alterations - fireboarding and insulation (Second Floor) - upgrade electricity points (three floors) - install additional fire alarms (all floors) - creation of mezzanine spaces (ground floor) - source and install new heating units (all floors)			High
WS2 Workpackage 1			
Installation of new electrical distribution board and	Progress QT	02/01/2024	High
WS2 Workpackage 2			
IC Heat Retention work - Ground floor office and studios - Ground Floor Cafe area - Ground Floor Gallery area - First Floor FabLab - First Floor Makerspace/Benches - First Floor Pods - First Floor Studios - Second Floor Teaching areas - Second Floor Studios - Second Floor work and social areas	Planned	02/01/2024	High
WS2 Workpackage 3			
IC to install fireboarding and floor insulation on second floor - studio spaces - teaching spaces - social and work spaces	Planned	01/03/2024	High
WS2 Workpackage 4			
IC Electricity points upgrades - 3phase ground floor - additional points ground floor - 3phase first floor - additional points first floor - additional points second floor	New	26/03/2024	Medium
WS2 Workpackage 5			
Install additional fire alarms on each floor (three floors)	Progress QT	24/05/2024	High
WS2 Workpackage 6			
Mezzanine work on ground floor	Planned	18/03/2024	Medium
WS2 Workpackage 7			
New heating units	Planned	19/01/2024	High
Workstream 3			

Windows - Scaffolding - Window replacement (three floors) - Window repairs (two floors) - secondary windows (three floors) - front doors (ground floor)			
WS3 Workpackage 1			
Scaffolding	Progress QT	27/03/2024	High
WS3 Workpackage 2			
Window replacement (three floors)	Planned	27/03/2024	High
WS3 Workpackage 3			
Window repairs (two floors)	Planned	27/03/2024	High
WS3 Workpackage 4			
Secondary windows (three floors)	New	01/05/2024	Medium
WS3 Workpackage 5			
Front doors (Ground Floor)	New	01/03/2023	High
Workstream 4			
Asbestos - survey - removal - seal			
WS4 Workpackage 1			
Asbestos surveys	Progress WS	07/12/2023	High
WS4 Workpackage 2			
Asbestos removal (second floor)	New	25/01/2024	High
WS4 Workpackage 3			
Asbestos sealing	Planned	25/01/2024	High
Workstream 5			
Relocation			
WS5 Workpackage 1			
Temporary workspace adaptation	Planned	02/01/2024	Medium
WS5 Workpackage 2			
Relocation logistics and operation	Planned	02/01/2024	Medium
Workstream 6			
Capital Project Management and Design			
WS6 Workpackage 1			
Capital Project Management and Design Tender	Progress QT	01/12/2023	High
WS6 Workpackage 2			
Capital Project Management and Design Delivery	Planned	02/02/2024	High
Key	TMS Operational Team: Uwe Derksen (Director); Ruyin Nabizadeh (Technical Coordinator); Lisa Hawkins (Central Admin and Gallery); Jenny Duff (Communication) Reporting: TMS Board plus chair of TMS CIO and Landlord COF		
New = contractors to be contacted or tender to be issued			
Planned = contractors instructed to quote or tender			
Progress QT= quotations/tenders received			
Progress WS = work started			
Progress WC = work completed			