

CABINET

17 January 2007

CAPITAL FUNDING FOR MEADOWSIDE LEISURE CENTRE

REPORT OF DIRECTOR OF COMMUNITIES

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Whilst Meadowside Leisure Centre is currently enjoying good attendance figures and high levels of customer satisfaction, there is a need to carry out works to the building fabric including external rendering, replacement pipe work, improved ventilation, replacement exterior and interior doors and damp and rainwater disposal investigation and remedies. This work is required to resolve both environmental and health and safety issues at the Centre and necessary to restore the fabric to an acceptable and maintainable condition. This report outlines the work required and seeks approval for £116,000 from the 2007-2008 capital programme to fund this work in the spring/summer of 2007.

RECOMMENDATIONS:

1. That subject to Council approval as part of the Budget process in February, Cabinet gives approval to £116,000 for essential repairs and improvement works at Meadowside Leisure Centre.
2. That delegated authority be given to the Director of Communities, in consultation with the City Secretary and Solicitor, Director of Finance and the Portfolio Holder for Finance and Resources, to pursue possible claims associated with the necessary work, to the extent that he considers appropriate, taking into account the costs and risks involved.

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#### DETAIL:

##### 1 Introduction

- 1.1 Meadowside Leisure Centre was built by the developer of the Whiteley Village Centre and transferred to the ownership of the Council in October 2000. The Council manages this facility directly as it was not possible to identify an appropriate community management option locally. A maintenance budget of approximately £11,000 p.a. was established to deal with day to day responsive and other statutory type repairs.
- 1.2 There is now a need to make improvements to the Centre to maintain standards of health and safety and proper standards of customer care. This report puts forward the case for replacement external rendering, replacement pipe work, ventilation improvement, replacement external and internal doors and damp investigation as well as the associated works. It asks Members to authorise a total allocation of £116,000 from the City Council's capital programme to fund these works.
- 1.3 It is proposed that the building will be the subject of a condition survey in 2007 that will identify future levels of investment required over at least the forthcoming 10 year period.

##### 2 Proposed Remedial Works

###### 2.1 External Rendering Works and Exterior Decoration

- 2.1.1 The existing render to the front elevation was applied when the building was constructed and is a proprietary product. From investigation it would appear that the product has not been utilised or applied in accordance with the manufacturer's specification. This has resulted in a number of faults developing over the time the building has been in operation. These include cracking to the rendering caused by inadequate thickness and exposure to continuing dampness at high level due to poor construction detailing. The building structure as a result will continue to deteriorate and look shabby as it is not maintainable. It will further become a health and safety risk if the render fails and starts to fall off. Furthermore, such failure will assist in penetrating dampness through the wall structure and result in damage to internal finishes.
- 2.1.2 A report and quotation for remedial works has been received from a specialist contractor to provide and apply a replacement render system to the front elevation. This cost is shown in the proposed summary of works in section 3 of this report.

## 2.2 Interior and Exterior Door Replacement and Repair Work

- 2.2.1 Due to the poor preparation and inappropriate materials used in door construction both internally and externally, it has become necessary to repair and renew some doors and upgrade the fire precaution requirements to meet current standards. It has also been identified that when external doors require replacement they are replaced with a more secure low maintenance steel unit which is powder coated alleviating the need to decorate on a 5 yearly cycle.

## 2.3 Heating Pipework Survey and Replacement

- 2.3.1 The existing heating copper pipe work is prone to leaks due, it would appear, to the type of solder that was used at the time of construction. Currently when a joint fails, disruption is caused to both maintenance staff and customers as the heating system has to be shut down to allow time to drain down, repair, and re-commission the system. This problem will continue if the pipe work is left in its current state.
- 2.3.2 It is therefore proposed to replace defective pipework as necessary to avoid future disruption and minimise future repair costs.

## 2.4 Ventilation improvement

- 2.4.1 The current ventilation system to the changing rooms is unable to cope with the continuing and frequent use. It is therefore proposed that the existing system be upgraded to provide a more comfortable environment and eliminate ongoing dissatisfaction by customers.

## 2.5 Damp Investigation

- 2.5.1 The internal fabric is constructed from a number of different light weight thermal blocks that in some areas have performed adequately. However where they have been used in wet areas to construct the substructure, and the wall finishes have been subject to water penetration over time, dampness and thermal movement of the substructure has occurred. Further investigation and follow up works are required to remedy these defects.

## 2.6 Rainwater Disposal Arrangements

- 2.6.1 It has been identified that the current rainwater disposal arrangements from the main roof that run via the outside changing rooms are insufficient , and may well require alterations to improve discharge. (The internal walls to the main sports hall show signs of water penetration.) Further investigation and follow up works are required to remedy these defects.

### 3. Summary of Proposed Works

1. Replacement external rendering and associated Works	£71,100
2. Replacement of defined external & internal doors & associated works	£13,500
3. Replacement of defined heating pipework	£3,700
4. Ventilation improvements to changing rooms	£2,500
5. Dampness investigation and remedial works	£5,000
6. Rainwater disposal – investigate & remedial Works	£2,500
7. Preliminary and general items to enable the works including consents & contingencies	£10,000
<b>TOTAL CAPITAL FUNDING REQUIRED</b>	<b>£115,600</b>

### 4 Cost Related Considerations

- 4.1 At the time the building was acquired by the Council from the developers, various defects were identified and the Council required these to be rectified before handover. In order to deal (as far as possible) with possible future problems, warranties were sought and obtained from the original contractor, which placed the Council in the same position as it would have been had it been the employer under the building contract. In addition, insurance cover against damage caused by latent defects was obtained.
- 4.2 It may be possible for the Council to claim against the warranties or insurance policy referred to in 4.1 above, although any such claim is unlikely to be straightforward. It may well be that the pursuit of such remedies could prove so difficult and uncertain that it would not be worthwhile, given the possible risks which legal action entails. Depending on the route taken, it may be necessary to endeavour to identify the causes of the defects now occurring and ascertain whether they are ultimately connected with design, cost or construction constraints, specification, workmanship, materials etc., or a combination of these potential causes, and this may well prove to be a complex and expensive exercise in itself.
- 4.2 Further, even if a case could be made that would ultimately lead to a successful contractual claim, this may not bring about the remedies proposed within the report, which are considered necessary to make the building both cost effective in future maintenance terms, and fit for its purpose in providing a leisure facility to the local community.
- 4.3 Members should also be mindful of the fact that the original specification was developed on the assumption that the building would function as a standard community centre type facility which would be managed by the local community in

due course. At the time, high volume leisure use was not anticipated. Initial plans envisaged a modest single storey building incorporating a main hall, changing facilities, small office and a bar (now the fitness suite). Approval was granted subsequently for a very basic first floor extension to provide a kitchen and three multi-functional rooms to compensate for the loss of community facilities at Whiteley Primary School following its change of status from two to three form entry.

- 4.4 Further work will be needed to determine the possible claims which the Council may have in this case, the risks involved, the likelihood of success of such claims, and the level of expert reports which may be required. It is suggested that Members approve the budget bid, but also give delegated authority to officers (in consultation with the Portfolio Holder for Finance and Resources) to further consider the pursuit of such claims.

#### OTHER CONSIDERATIONS:

##### 5 CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 The activities at Meadowside Leisure Centre support the corporate objective of increasing access to cultural and sporting opportunities and the general improvement of the health of the community.

##### 6 RESOURCE IMPLICATIONS:

- 6.1 As detailed within the report

#### BACKGROUND DOCUMENTS:

None

#### APPENDICES:

Appendix 1: Capital Project Appraisal Bid:

**Appendix 1**Capital Project Appraisal Bid: Improvements to Meadowside Leisure Centre

<b>Project Title :</b> Remedial Works to Meadowside Leisure Centre	Project Code : TBC
<b>Approval in Principal:</b>	Priority Code TBC
<b>File Re :</b> Held in the offices of the Director of Communities	Date

<b>A</b>	<b>General Information</b>	
<b>1.</b>	<b>Project Description</b>	Improvements to Meadowside Leisure Centre
<b>2.</b>	<b>Link with Corporate Strategy</b>	Investing in cultural and sporting activities is one of the Council's six main corporate priorities.
<b>3.</b>	<b>Link with Business/Service Plan</b>	To be completed
<b>4.</b>	<b>Feasibility Study Ref.</b>	Not required
<b>5.</b>	<b>Design Completion Date</b>	Not Applicable
<b>6.</b>	<b>Works Commencement Date</b>	To be agreed – provisionally April/July 2007.
<b>7.</b>	<b>Target Completion Date</b>	To be agreed – provisionally July 2007.
<b>8.</b>	<b>Responsible officers</b>	Clive Broomfield – Head of Contracts & Property Services Amanda Ford – Sport and Recreation Manager
<b>9.</b>	<b>Estimated Life of Asset</b>	50 years
<b>10.</b>	<b>Other Agencies Involved</b>	None
<b>11.</b>	<b>Planning Permission</b>	Consultation with Planning & Building Control – will be carried out as required subject to scheme funding.

<u>B</u>	<b>Financial Information</b>				
<b>12.</b>	<b><u>CAPITAL COSTS</u></b>	Original Estimate	2007/08	Later years	
		£.	£.	£.	
	Works & Contingencies			Nil	
	Consultancy Fees				
	Total Capital Cost £	116,000	116,000	0	
<b>13.</b>	<b><u>CAPITAL FUNDING</u></b>	Original Estimate	2007/08	Later years	
		£.	£.	£.	
	Grants				
	Capital Programme	116,000	116,000	Nil	
	Other Sources				
	Total Capital Funding £	116,000	116,000	0	
<b>14.</b>	<b><u>CASH FLOW PROFILE</u></b>	Q1	Q2	Q3	Q4
		£	£	£	£
	2005/06 (Fees Only)				
	2007/08 (Fees & Works)	116,000	Nil	Nil	Nil
	2008/09				
<b>15.</b>	<b><u>REVENUE COSTS</u></b>	Current Year	2007/08	2008/09	2009/10
		£.	£.	£.	£.
		Staff time only	Staff time only	0	0
	Total Revenue Costs £	0	0	0	0
<b>16.</b>	<b><u>PRUDENTIAL CODE</u></b>	Current Year	2007/08	2008/09	Full project cost
	<b>Statement on Council Tax Effect</b>				
	<b><u>LOSS OF INTEREST ON CAPITAL @ 5.0%</u></b>	0	£5,800	0	£5,800
	<b><u>REVENUE COST (AS ABOVE)</u></b>	0	0	0	0
	<b><u>TOTAL</u></b>	0	£5,800	0	£5,800
	<b><u>EFFECT ON COUNCIL TAX (£)</u></b>	£	£0.12	0	£0.12