
CLEMENTS HALL SHOWERS (Minute 42/01)

1 SUMMARY

- 1.1 This report provides Members with the information provided by the Building Services Consultant on the issues related to the Showers at Clements Hall leisure Centre.

2 INTRODUCTION

- 2.1 An estimate was provided to Members at the 13 March Leisure Sub-Committee for the replacement of all the 29 Showers at Clements Hall of £500 per shower, a total of £14,500 for the 29 showers.

3 CONSULTANT'S BRIEF

- 3.1 A Building Services Consultant was appointed to carry out a full investigation into the condition of the showers. The Consultant's brief was to provide advice on the means to provide showers that were of a consistent standard and to advise:
- Whether it is suitable to upgrade the present showers and what this would require
 - Whether it is appropriate to provide a different shower arrangement

4 CONSULTANT'S REPORT

- 4.1 The Consultant has carried out a thorough and detailed investigation of the current plant and showers. In the report he has indicated that there are a number of minor defects and problems with the system that have caused the system to function at the less than satisfactory levels that have been experienced by the customers.
- 4.2 In the report summary he has stated that although the complaints are generated because of the individual response to water temperature he does not recommend the use of individual shower mixers for a number of reasons. These are fully detailed in the report but in summary are as follows
- Safety – It is the responsibility of the building owner to discharge their duty of care
 - Maintenance – Shower mixer valves require very high levels of maintenance
 - Durability – Most mixer valves are not designed for this level of usage
 - Water Usage – individual mixer valves would not incorporate timed push button cartridges which help conserve water

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- Complaints – danger to users if left on a very hot setting

4.3 The report concludes by stating that the best way forward would be to improve the current performance of the existing shower systems by improving the time delay before hot water is delivered, improving the flow rates through the showers, and providing maintained water temperatures. A copy of the full report will be available in the Members Lounge before the meeting.

5 CONSULTANTS RECOMMENDATIONS

5.1 The Consultant recommends that improvements be made within the plant room, in the pipework, pumps, balancing arrangements, and new shower mixers to replace the current old and obsolete mixer valves.

5.2 The Consultant also advises that signs are put up to advise customers of the water temperature setting in the interests of their safety.

6 ENVIRONMENTAL IMPLICATIONS

6.1 As indicated by the Consultant retention of the common mixer valves will help maintain water consumption.

6.2 The use of a water softener to the shower supply will help reduce the usage of shampoos/ shower gel etc.

7 RESOURCE IMPLICATIONS

7.1 There is a sum of £150,000 set aside in the Capital Programme for the Leisure Buildings in 2001/02. This budget was agreed in order that the Council could carry out essential repairs set out in the independent Building Condition Survey of Leisure Buildings.

7.2 Shower replacement was not initially identified as being required as a separate item, but elements of the works are identified in relation to Hot Water supply, Cold water tanks, pipework, valves etc for the current year and subsequent years which cover many of the Consultants recommendations.

7.3 This is clearly a case whereby the public perception of the service offered by the Authority may be seen to take precedence over straight work priorities.

8 RECOMMENDATION

8.1 It is proposed that the Sub-Committee **RECOMMENDS**

That the findings of the Consultants report are accepted and that Members agree that officers should proceed with the works as described at an estimated cost set out in the private and confidential report contained at Agenda Item 12. (CD(FES))

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