

LEISURE BUILDINGS CAPITAL PROGRAMME PROGRESS

1 SUMMARY

- 1.1 This report informs Members on progress of schemes carried out on Leisure Buildings from the Capital Budget of £150,000 set aside for 2001/02.

2 INTRODUCTION

- 2.1 The Building Condition survey in 1999 identified a spend profile for maintenance items on the Council's Leisure Buildings
- 2.2 Works required this year have been identified at Mill Hall, Terrace Roof, and Clements Hall, Roof over squash courts 5-7, and Air Handling Equipment, for which funding is required from the £150,000 budget.
- 2.3 Works are being prepared on Freight House lights, Clements Hall Showers, Great Wakering Sports Centre Roof, and Castle Hall Roof. Clements Hall Showers are the subject of a separate report.

3 DETAIL OF WORKS

- 3.1 The following are the plant replacement and repairs identified in the Building Condition survey that are also required this year. These have arisen from either plant problems or roof leaks.

Works	Value	Year identified in Building Condition Survey
Air Handling unit, Heat Recovery Coil inside the swimming pool area, Clements Hall	£12,000	2002
Roof over squash courts 5-7, Clements Hall	£10,000	2004
Terrace roof and roof paving, Mill Hall	£13,000	2004

- 3.2 Although identified for later years in the Leisure Buildings Condition survey these elements have changed in their priority as problems have occurred.
- 3.3 The Heat Recovery Coil was identified as a result of high temperatures in the Swimming Pool room; on investigation the internal heat recovery coil was found to be corroded and beyond repair.
- 3.4 The roof over squash courts 3-5 was identified as a result of a series of reported roof leaks, and made worse due to the heavy rains recently. This roof was not part of the swimming pool roof replacement carried out last year.
- 3.5 The roof over the terrace bar is paved for access. The roof was therefore not visible to the surveyor. However, as a result of a reported leak this roof has been further inspected and needs replacing.

4 ENVIRONMENTAL IMPLICATIONS

- 4.1 Maintenance of facilities at public buildings does help ensure that both the physical environment and energy usage are optimised.

5 RESOURCE IMPLICATIONS

- 5.1 Works to the value of £68,000 have already been approved from this figure at Great Wakering Sports Centre, Castle Hall, Freight House, and Clements Hall Showers, with a further £35,000 now identified.

6 LEGAL IMPLICATIONS

- 6.1 The Council has a legal obligation to ensure that all buildings are kept in a safe condition.

7 RECOMMENDATION

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

That Members agree the additional schemes to be funded from the Leisure Building maintenance from the Capital Budget. (CD(F&ES))

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