

Executive report

28 May 2010



Report of Head of Economy Leisure and Property

Report No 5/10

Author: Chris Webb

Telephone: 01235 540358

Textphone: 18001 01235 540358

E-mail: chris.webb@whitehorsedc.gov.uk

Wards affected: All

Executive member responsible: Councillor Richard Gibson

Tel: 01235 559850

E-mail: richard.gibson@whitehorsedc.gov.uk

To: EXECUTIVE

DATE: 28 May 2010

Allocation of capital funding for essential repairs and refurbishment works at the leisure facilities and Abbey House

Recommendation

That the executive approves the allocation of £200,000 capital expenditure in 2010/11 for essential repair and refurbishment works at the leisure facilities and for refurbishment works at Abbey House, as described in paragraphs 6, 7 and 8 of the report.

Purpose of Report

1. The purpose of this report is to gain the executive's approval for the allocation of capital funding for essential repairs and refurbishment works at the Vale Council's leisure facilities and for potential refurbishment works at Abbey House in 2010/11.

Strategic Objectives

2. The proposed essential works support the Vale Council's strategic objective in managing its business effectively by maintaining its property portfolio to ensure

that services can be delivered in order to meet the needs of our residents and other service users.

Background

3. During the 2010/11 budget setting process officers requested funding to undertake essential repairs and refurbishment works at the Vale Council's leisure facilities over a three year period. These works included both capital and revenue expenditure. The approved capital programme allocates £200,000 a year for 2010/11 – 2012/13 for maintaining the building fabric of the leisure facilities. This programme will require revision in subsequent years, as the allocated budget does not fully cover the known essential repair and refurbishment works.
4. In addition to works at the leisure facilities, it may be necessary to provide capital funding for refurbishment works at Abbey House as part of the process of relocating service teams. This project is being developed and it would be appropriate to allocate some £15,000 at this stage for these works. There is no other allocation within the capital programme that would cover these works. This would leave at least £185,000 available for works at the leisure facilities in 2010/11.
5. Officers drew up the list of proposed essential works at the leisure facilities in consultation with the former property team. Officers referred to condition surveys that were undertaken for all of the Vale facilities, as these provide indicators as to when key pieces of plant and décor might fail. Consultation with the finance team split these works into capital and revenue expenditure. The identification of these works took into account the staffing changes within the former property team and 15 per cent for professional fees was added to the estimated costs of most of the works to ensure appropriate supervision is applied to the programme.

Proposed allocation of capital funding for essential works

6. Officers consider that the top priorities for 2010/11 are the replacement of the high-level and low-level roofs that protect all the dry sports facilities at Faringdon Leisure Centre, which are failing after being in place since 1991. This work is required to maintain the building's integrity. The dual-use agreement requires the Vale Council to contribute 66 per cent of the cost of such works, with Oxfordshire County Council contributing the balance. The county council has confirmed that its funding is available and meetings are planned to further the works programme. SOLL Leisure, the council's management contractor, will be involved once confirmation of the programme is in place. The estimated cost to the Vale Council for these works, which are guaranteed for 20 years, is £138,000, including fees, and the works should be completed by the end of this summer.
7. Officers consider that the remaining £62,000 should be allocated between the following essential works:

	cost	reason
Wantage Leisure Centre		
• replace lead flashings	£ 9,476	building integrity

Wantage Civic Hall

- | | | |
|--|---------|-------------------|
| • additional emergency lighting throughout | £ 8,170 | health and safety |
|--|---------|-------------------|

Abingdon Guildhall

- | | | |
|--|----------|-------------------|
| • additional emergency lighting throughout | £ 23,345 | health and safety |
| • upgrade fire alarm system | £ 5,836 | health and safety |

Sub -total	£ 46,827	
-------------------	-----------------	--

Abbey House

- | | | |
|-----------------------|----------|-------------------|
| • refurbishment works | £ 15,000 | office relocation |
|-----------------------|----------|-------------------|

Total	£ 61,827	
--------------	-----------------	--

8. In the event that funding is not required for refurbishment works at Abbey House, or less than £15,000 is required for these works, then officers consider that one or more of the following works should be carried out at the leisure facilities:

	cost	reason
Wantage Leisure Centre		
• install additional fire alarm in boiler house	£ 575	health and safety
Wantage Civic Hall		
• additional fire alarm fittings	£ 2,334	health and safety
Abingdon Guildhall		
• boiler room heating pumps	£ 8,591	plant replacement
• ground floor cellar cooling	£ 3,500	health and safety
Total	£ 15,000	

9. Works are proposed for the Abingdon Guildhall in order to maintain levels of health and safety. These works are required regardless of the on-going negotiations between the Vale Council and the town council about the future of the Guildhall, although officers will liaise with the town council on these works.

Options

10. Officers considered an option of not carrying out the proposed works. However, as shown above, there are health and safety implications arising from this and the integrity of major community assets, particularly in terms of roof replacements.
11. Another option would be to prioritise other works for 2010/11. However, these would not address the issues raised above and potentially create more significant and costly difficulties should the prioritised works not be undertaken.

Financial Implications

12. The Vale Council has allocated a budget of £200,000 in the capital programme for each of the next three years to tackle a number of the works identified in the condition surveys.

Legal Implications

13. In identifying that the priority works for 2010/11 are the replacement roofs at Faringdon Leisure Centre, the Vale Council is meeting its costs and obligations under the dual-use agreement between the county council and the Vale Council.

Risks

14. The roofing works need to be tackled quickly; otherwise delays can lead to expensive major repairs in a very short space of time. It is appropriate that any works relating to health and safety are undertaken quickly, and this is the reason for the other works relating to emergency lighting and fire alarms being prioritised for 2010/11.
15. Urgent essential works may be required, which may take on a higher priority, and costs may exceed the estimates, which may cause some delay or a different priority loading for this or other years.
16. Any delay or deviation from the programme can create risks to the continuity of service and potentially increases cost in the future. We may also place ourselves at risk from our management contractors having to make claims against the council in the event that failure of key pieces of plant, which are the council's responsibility to maintain, prevented the service from operating.

Other implications

17. There are no other significant implications.

Conclusion

18. The need for these repairs and refurbishments are an inevitable consequence of owning and operating complex multi-functional buildings. The Vale Council prides

itself on the quality of its facilities and by expending this money will ensure its services continue to be delivered in well maintained and suitable buildings.

Background Papers

- None