

Report of the Portfolio Holder for Economic Development and Asset Management, the Portfolio Holder for Leisure and Health, and the Portfolio Holder for Resources and Personnel Policy.

DURBAN HOUSE AND BRAMCOTE LEISURE CENTRE – MAINTENANCE WORKS

1. Purpose of Report

To update on the works required at Durban House and Bramcote Leisure Centre.

2. Recommendation

Cabinet is asked to RESOLVE that funding for essential maintenance works at Durban House and Bramcote Leisure Centre is approved. A one-off revenue development budget of £12,000 will be required for this purpose to be funded from to be funded from General Fund Reserves in 2023/24.

3. Detail

Durban House

Cabinet, in July 2023, previously agreed to fund essential maintenance works at Durban House to make the building compliant and facilitate a letting at the property (£12,000 approved). However, more work than originally estimated is required on the building and inflationary contractor and supplier costs, has resulted in additional funding of £7,000 being required to complete these works. These are detailed in the table below.

Durban House – Compliance Works	Cost Exc VAT
Supply and fit high efficiency combi boiler with built in hot water thermal store	£8,500
Various electrical works to make building compliant	£8,200
Patch repairs and clean of site	£2,000
Legionella Risk Assessment	£300
Total Cost	£19,000
Less: Previous cabinet approval	£12,000
Additional Budget Required	£7,000

Bramcote Leisure Centre

Following a recent on-site inspection of Bramcote Leisure Centre, the Capital Works Manager has confirmed that no RAAC (Reinforced Autoclave Aerated Concrete) has been used at the leisure centre. However, some maintenance work is required on the concrete structures and, as such, a funding request of £5,000 is being made. Further intrusive investigation may be necessary if any further leaks from the apparatus cause damage to the concrete and then steel re-enforcing. Ongoing maintenance checks will pick these up and be reported to the relevant department.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

The additional budgets required to fund the cost of maintenance works at Durban House (£7,000) and Bramcote Leisure Centre (£5,000) is considered to be revenue spend given that it relates to essential maintenance work.

There is not sufficient budgetary provision in place to fund this work and there are no funds available in the General Fund Revenue Contingency budget. As such, if Members are to support the proposal, the one-off revenue development of £12,000 in 2023/24 would be funded from General Fund Reserves.

5. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

The Council has a number of different repairing and maintenance liabilities, including specific contractual obligations arising from leased properties, as well as a general duty under occupier's liability legislation and Health and Safety legislation to keep the properties concerned in a safe condition. The repairs to be carried out will help ensure this. The proposals in this report relate to the maintenance of property held by the Council under various holding powers including The Local Government Act 1972 in relation to the discharge of the Council's various statutory functions under principally the Local Government Acts 1972, 2000 and 2003 and the Localism Act 2011

6. Human Resources Implications

There were no comments from the Human Resources Manager.

7. Union Comments

The Union comments were as follows:

Not applicable

8. Climate Change Implications

The comments from the Waste and Climate Change Manager were as follows:

Whilst the necessary maintenance work on Durban House is acknowledged, consideration should be given to deeper level retrofit measures that would improve the buildings sustainability. Incorporating items such as insulation, an efficient heating system and renewable energy generation will not only help to reduce longer term maintenance costs reduce energy bills but would generally contribute to a more sustainable approach to building management.

9. Data Protection Compliance Implications

This report does not contain any [OFFICIAL (SENSITIVE)] information and there are no Data Protection issues in relation to this report.

10. Equality Impact Assessment

Not applicable

11. Background Papers

Nil