

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

BRAMCOTE LEISURE CENTRE RAAC AND BUILDING CONDITION REPAIR

1. Purpose of report

To seek Cabinet approval to undertake urgent repairs to the Leisure Centre at a cost of £218,900, to ensure building safety which will enable the centre to remain operational for a further 3-5 years to facilitate the delivery of the new leisure centre.

2. Recommendation

Cabinet is asked to RESOLVE that a capital budget of £206,900 and a one-off revenue budget of £12,000 to implement urgent repairs required to keep Bramcote Leisure Centre operational for up to five years be approved. The cost of the programme will be met from prudential borrowing and General Fund Reserve balances respectively in 2023/24.

3. Detail

Bramcote Leisure Centre offers leisure services including a swimming pool to the public and is owned by the Council and run by LLP (Liberty Leisure Partnership). The Centre was built c.1960s with alterations and additions made in the 1970s and 1980s. A building condition survey had been carried out in March 2019 by Sanderson Weatherall and following concerns raised by LLP management regarding the current condition of the building, including the possibility of the use of RAAC in the construction of the premises, a further survey was commissioned. This survey was commissioned to determine if the building had deteriorated any further, the quality of the previous structural remedial works undertaken, the presence of RAAC in the construction and the overall structural integrity of the building.

Although initial thoughts from the Interim Capital Works Manager were that RAAC was not present in the construction of the building, a detailed specialist RAAC surveyor's report was instructed to provide assurance and this has identified RAAC in both the ceiling and wall construction of the centre.

The report further states that the current Leisure Centre is beyond its serviceable life without major refurbishment works which would require substantial financial contributions from the Council estimated at c.£4.5m. However, carrying out partial elements of the suggested refurbishment works will enable the Leisure Centre to remain operational for a further 3-5 years.

There has been recent success in securing a capital grant of £48,684 from the swimming pool fund for PV panels at Bramcote Leisure Centre which, although not now suitable for the current building given its condition will be utilised on the proposed replacement. The funding needs to be spent within three years and it is expected this is sufficient time to commence the redevelopment of the new leisure centre. This investment should bring in significant energy and carbon savings as a result of the use of PV panels.

The structural survey is attached as an **APPENDIX** to this report and advises that a number of urgent repairs are required to keep the centre operational for a further 3-5 years.

If the Council does not carry out these works, as recommended within the report, then the current operation of the centre would need careful consideration and current operations may need to be ceased over the course of six months due to risk of falling concrete and loss of building integrity.

Cabinet is asked to note that works may impact the operational running of the Leisure Centre with the possibility of pool closures and access to parts of the centre being restricted whilst works are undertaken. Whilst the scheme of works will be managed to limit the impact on the leisure centre users. Discussions have been had with LLP management who have advised of potential revenue losses of c.£20,000.

The estimated financial implications are outlined in the below table. In summary, the urgent works relating to RAAC and concrete repair amount to £49,500 and should be instructed immediately and works that need to be undertaken within 12 months are estimated at £169,400.

Description of Works	Phase 1 Costs (£)	Phase 2 Costs (£)
Removal of solid ceiling to the first floor dance studio to allow full visual inspection of RAAC	£5,000 - £7,000	
3D laser survey to confirm deflections in RAAC panels.	£2,000	
Inspection of RAAC Panels & flat roof inspection	£3,000	
Structural concrete column investigation and repair	£5,000 - £10,000	
Concrete repair throughout building	£15,000 - £20,000	
Remove all vegetation, clear gullies, gutters and down pipes, carry out survey works and implement running repairs to problematic areas and all roof openings as a minimum.		£60,000 - £80,000
Repair of mechanical and electrical systems.		£40,000 - £50,000
Glazing repair to curtain wall		£10,000 - £15,000
Strategy document and re-inspection programme 6 monthly price for 10 inspections over 5 years	£3,000	£9,000
TOTAL EST COSTS	£45,000	£154,000
Contingency cost of 10%	£4,500	£15,400

Description of Works	Phase 1 Costs (£)	Phase 2 Costs (£)
Total	£49,500	£169,400

4. Key Decision

This report is not a Key Decision

5. Updates from Scrutiny

Not Applicable

6. Financial Implications

The comments from the Head of Finance were as follows:

There is currently no budgetary provision in the General Fund budget for these repairs at Bramcote Leisure Centre. The costs total £218,900, as identified above, and consist of £206,900 of works considered to be of a capital nature. The remaining £12,000 for the strategy document and re-inspection programme (across two phases) is considered to be revenue.

If Members are minded to support the proposal, an additional budget of £218,900 for Bramcote Leisure Centre Building Condition Repairs will be added to the Capital Programme in 2023/24 to be funded from prudential borrowing. A one-off revenue development of £12,000 would also be required for the strategy document and re-inspection programme starting in 2023/24. This would be funded from the General Fund Reserve balances.

These budgets would be provided in the current financial year 2023/24 to enable an early start to works, with any unspent budget being requested for carry forward into 2024/25

7. Legal Implications

The comments from the Head of Legal were as follows:

The Council has a number of different repairing and maintenance liabilities 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.

8. Human Resources Implications

The comments from the Human Resources Manager were as follows:
There are no Implications.

9. Union Comments

There are no implications.

10. Climate Change Implications

The Climate Change implications are contained within this report.

11. Data Protection Compliance Implications

This report does not contain OFFICIAL (SENSITIVE) information. There are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

Not Applicable

13. Background Papers

Nil.