



Report Reference Number: E/20/24

To: Executive
Date: 3 December 2020
Status: Non key decision
Ward(s) Affected: Selby and Tadcaster
Author: Aimi Brookes, Contract Team Leader
Lead Executive Cllr Mark Crane, Leader of the Council
Member:
Lead Officer: Suzan Harrington, Director of Corporate Services and Commissioning

Title: Leisure Services Planned Maintenance Programme Year 12

Summary:

In the contract with Inspiring healthy lifestyles (IHL) the Council holds landlord responsibility for Selby Leisure Centre, Tadcaster Leisure Centre and Selby Park. The contract includes an indicative planned maintenance programme to 2024 / 2025, which is reviewed each year when the Council refreshes its Medium Term Financial Plan and rolling Capital Programme. The revised programme reflects the landlord responsibility for Selby Leisure Centre, Tadcaster Leisure Centre and Selby Park.

The proposal for Year 12 includes work at each of these three sites.

Recommendations:

- i. To agree that the Year 12 Landlord Planned Maintenance Programme for Selby Leisure Centre, Tadcaster Leisure Centre and Selby Park**
- ii. To fund the Year 12 programme from the Building Repairs Reserve within the budget proposals for 2021/22.**

Reasons for recommendation:

To ensure essential maintenance work required at the Council's leisure facilities is included in the Council's capital programme to enable the Council to discharge its duties as a landlord and ensure the facilities are maintained to an appropriate standard.

1. Introduction and background

1.1 The planned maintenance programme was revised in 2016/17 using condition survey data for Tadcaster Leisure Centre and Selby Park plus a 30 year lifecycle model for Selby Leisure Centre. Each planned maintenance programme sets out both 'landlord' and 'tenant' responsibilities and we are now approaching Year 12 of the programme. The Year 12 Planned Maintenance Programme has been drawn up which now needs to be considered by the Executive for inclusion in the 2020/21 capital programme.

2. The Report

2.1 The revised Planned Maintenance Programme includes estimated costs that may be subject to change as formal tenders are required when the actual work is procured. It is reviewed on an annual basis as decisions are made regarding actual works required. The revised Maintenance Programmes presented to the Executive for consideration are attached at Appendix A.

2.2 Minor repairs to service equipment and the central services cooling system which were deferred from last year are required along with testing proving and repair of gas services. The cladding works to the external enclosing walls have been deferred again following inspection.

2.3 At Tadcaster Leisure Centre works are required to the car park, boundary fencing and sports hall walls. This last item was deferred from last year.

2.4 Works at Selby Park to the bandstand and timber cladding of the pavilion have been deferred again to 2022/23 when they will be re-inspected, however the condition survey is required in 2021/22.

2.5 The proposed Year 12 Maintenance Programme is attached at Appendix B. The costs included are a 'best known' at this stage and will be confirmed following a formal tender exercise. There will be no loss of income associated with any of the works proposed.

3. Alternative Options Considered

N/A

4. Implications

4.1 Legal Implications

The Council, as Landlord, is required under the terms of the contract to ensure that essential maintenance work is carried out at the facilities leased by IHL.

4.2 Financial Implications

A detailed breakdown of indicative costs is contained in the Year 12 Maintenance Programme at Appendix B. In summary, they include;

Selby Leisure Centre

- Equipment repairs / replacement (essential)
- Services Central Cooling System – minor repairs (essential)
- Services – Gas – Testing, proving and repair (essential)

TOTAL – £3,257

Tadcaster Leisure Centre

- Re-panel glazing to sports hall (essential)
- Car park - new wearing course and marking (essential)
- Boundary fencing – replace chain link fencing (essential)

TOTAL - £42,849

Selby Park

- Condition survey (essential)

TOTAL - £1,785

Funding for the Council's landlord responsibilities within the terms of the contract with IHL is contained within the buildings repairs reserve.

4.3 Policy and Risk Implications

N/A

4.4 Corporate Plan Implications

The planned maintenance programme supports the Council's corporate priority to make Selby District a great place to enjoy life.

4.5 Resource Implications

The planned works will be co-ordinated by IHL on behalf of the Council.

4.6 Other Implications

N/A

4.7 Equalities Impact Assessment

Planned maintenance for each facility is specific to the site and associated structures and is designed to provide a safe well maintained facility for the benefit of all customers and staff and can be regarded as providing a positive impact.

5. Conclusion

5.1 In the contract with IHL the Council holds landlord responsibility for Selby Leisure Centre, Tadcaster Leisure Centre and Selby Park. The repairs detailed in the report fulfil the landlord obligations contained within the contract that enable continuity of service from the facilities.

6. Background Documents

N/A

7. Appendices

Appendix A Planned Maintenance Programmes

Appendix B Proposed Year 12 Maintenance Programme

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