



**Report Reference Number: E/18/25**

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**To: Executive**  
**Date: Thursday 8 November 2018**  
**Status: Non Key Decision**  
**Ward(s) Affected: Selby and Tadcaster**  
**Author: Aimi Brookes, Contract Team Leader and Heather Chew, Senior Contract Officer**  
**Lead Executive Cllr Mark Crane, Leader of the Council**  
**Member:**  
**Lead Officer: Julie Slatter, Director of Corporate Services and Commissioning**

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**Title: Leisure Services Planned Maintenance Programme Year 10**

**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 10 includes work at all three sites.

**Recommendations:**

- i. To agree that the Year 10 Landlord Planned Maintenance Programme for Selby Leisure Centre, Tadcaster Leisure Centre and Selby Park**
- ii. To fund the Year 10 programme from the Building Repairs Reserve within the budget proposals for 2019/20.**

**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 10 of the programme. The Year 10 Planned Maintenance Programme has been drawn up which now needs to be considered by the Executive for inclusion in the 2019/20 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 Works initially identified for 2018/19 at Selby Leisure Centre for minor repairs to the central cooling system, gas testing and repairs and electrical distribution system were deferred last year and after recent inspection have been deferred for a further year. Minor repairs to service equipment and the central ventilation system have also been deferred and will be re-inspected with the other items for 2020/21.

2.3 At Tadcaster Leisure Centre planned works for 2018/19 for repairs to guttering, draining and glazing of the sports hall were deferred and after recent inspection have been deferred for a further year.

2.4 At Selby Park planned works for 2018/19 for repairs to the pavilion and bandstand roofs were deferred and have been deferred again following recent inspection.

2.5 The proposed Year 10 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 10 Maintenance Programme at Appendix B. In summary, they include;

### **Selby Leisure Centre**

Drainage – external works (deferred from 2018/19)

Gas services – testing and repair (deferred from 2018/19)

**TOTAL – £5,191.56**

### **Tadcaster Leisure Centre**

Over coating and sealing of walls (cladding) - (deferred from 2017/18)

**TOTAL - £5,700**

### **Selby Park**

\*External doors – make, fit and rehang new door

\*Windows – make and fit 5 acrylic window panes

\*Gutters – replace to both sides of pavilion

**TOTAL £6,210.72**

\*Following a condition survey in 2013/14 these items were highlighted as deteriorating but did not need work at that point. These works are now being recommended for action. Further condition surveys of Tadcaster Leisure Centre and Selby Park are due in 2020/21 and the results of this may affect future maintenance plans.

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 Councils 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 10 Maintenance Programme***

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