



Report Reference Number: E/19/28

To: Executive
Date: 5 December 2019
Status: Non key decision
Ward(s) Affected: Selby and Tadcaster
Author: Aimi Brookes, Contract Team Leader
Lead Executive Member: Cllr Mark Crane, Leader of the Council
Lead Officer: Julie Slatter, Director of Corporate Services and Commissioning

Title: Leisure Services Planned Maintenance Programme Year 11

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 11 includes work at two of the three sites.

Recommendations:

- i. To agree that the Year 11 Landlord Planned Maintenance Programme for Selby Leisure Centre and Tadcaster Leisure Centre**
- ii. To fund the Year 11 programme from the Building Repairs Reserve within the budget proposals for 2020/21.**

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 11 of the programme. The Year 11 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 ventilation system at Selby Leisure Centre have been re-inspected following deferral last year. The works to service equipment have been deferred for a further year but works will be done to the ventilation system in 2020/21. Minor repairs scheduled for the cladding of external walls have also been deferred.

2.3 At Tadcaster Leisure Centre planned works for glazing of the sports hall have been deferred for a further year following inspection.

2.4 Works at Selby Park to the bandstand and timber cladding of the pavilion have been deferred to 2021/22 when they will be re-inspected.

2.5 The proposed Year 11 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 11 Maintenance Programme at Appendix B. In summary, they include;

Selby Leisure Centre

- Services space heating and air treatment – minor repairs (essential)
- Services cold water – cold water repairs and pipework (essential)
- Services heat source – repairs to burners, pumps etc (essential)
- Services specialised installations – Repairs / cleaning pool filtration (essential)
- Services ventilation – Repair and replace fans and motors (essential) – deferred from previous year

TOTAL – £22,496

Tadcaster Leisure Centre

- Condition survey (essential)
- Gutters and downpipes – repair identified defects – deferred from previous year

TOTAL - £10,282

Selby Park

- No works required. All planned works deferred to 2021/22 for further inspection

TOTAL - £0

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 11 Maintenance Programme

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