



Council name	Cotswold District Council
Name and date of Committee	CABINET – 7th July 2021
Report Number	Agenda Item 6
Subject	FUNDING FOR ESSENTIAL MAINTENANCE OF COUNCIL SERVICE PROPERTY ASSETS
Wards affected	All
Accountable member	Cllr Mike Evely Deputy Leader and Cabinet Member for Finance Tel: 01285 623000 Email: mike.evely@cotswold.gov.uk
Accountable officer	Andrew Dike Property & Facilities Manager Tel:01285 623244 Email: andrew.dike@publicagroup.uk
Summary/Purpose	To request funding for essential repairs at the Councils properties; Cirencester Leisure Centre and Packers Leaze Waste Vehicle Depot
Annexes	None
Recommendation/s	<p>That Cabinet:</p> <p>a) <i>approves the funding requested of: £55,000 for flood works at the Packers Leaze Depot.</i></p> <p><i>That Cabinet recommends to Council:</i></p> <p>b) <i>approval of the funding request of £110,000 for maintenance within the Cirencester Leisure Centre Pool Hall.</i></p> <p>c) <i>that delegated authority is granted to the Deputy Chief Executive to update the Capital Programme, the Capital Strategy and the Treasury Management Strategy to include the requested funding.</i></p> <p>d) <i>that, if the funding is approved, delegated authority is granted to the Deputy Chief Executive in consultation with the Deputy Leader and Cabinet Member for Finance and the Group Manager for Commissioning to agree the final funding on receipt of the tenders and to award the contracts for the necessary works set out in the report.</i></p>
Corporate priorities	Ensure that all services delivered by the council are delivered to the highest standard.
Key Decision	Yes
Exempt	No

Consultees/ Consultation	Senior Officers and Cabinet Members Ubico SLM
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1. BACKGROUND

The following projects require funding allocation for essential maintenance in order for the properties to continue to support key services.

- 1.1 Packers Leaze Waste Vehicle Depot, South Cerney:
Additional funding of £55,000 is requested to support the original Cabinet allocation of £80,000 for drainage installation and surfacing works to the Councils Waste vehicle Depot.
- 1.3 Cirencester Leisure Centre:
Funding of up to £110,000 is requested for the re-coating of pool hall structural steelwork and refurbishment and encasement of low level poolside steelwork.

2. MAIN POINTS

2.1 Packers Leaze, South Cerney (waste depot)

- 2.1.1 Packer Leaze is a site owned by the Council which comprises a vehicle maintenance workshop, office and welfare facilities and surface level parking for operational waste fleet and staff and for storage. The site is occupied by Ubico Limited, a teckal company that provides the Councils Environmental services.
- 2.1.2 In November 2020 Cabinet approved funding of £80,000 for improvements to the drainage at the site to reduce surface water flooding to the waste vehicle parking area at the depot. The poor drainage in this area causes health and safety issues for Ubico staff accessing the waste collection vehicles.
- 2.1.3 The initial funding request was based upon a cost estimate from a single contractor who had assessed the site and specified the works required. In order that the Council gained assurance that suitable works were carried out, an independent drainage design and specification was obtained which altered and improved the design. This was to meet current industry guidelines and ensure ground and surface works were structurally suitable for the use. The works were then tendered and the lowest compliant bid is £135,000. Additional funding of £55,000 is therefore required in order to proceed with the works.
- 2.1.4 Subject to additional funding being approved, the contract will be awarded to enable completion of the works before the Winter season.

2.2 Cirencester Leisure Centre

- 2.2.1 The Council owns the Leisure centre, which is operated under contract by the leisure provider SLM. The Council remain responsible for maintaining the structural elements of the building.
- 2.2 Problems were initially identified in the Leisure Centre pool hall as paint was flaking from painted steel structural support columns and roof struts and falling into the pool and onto poolside. Concerns were raised regarding health & safety. Initial inspections to consider redecoration of steelwork identified areas where paint was debonding from steels and flaking away, but also areas where there was no debonding or flaking paintwork. Inspections also identified extensive corrosion at the base of multiple steel columns. Recommended actions resulting from this were to:

- a. Undertake materials testing to ascertain whether paints had been applied correctly, correct paints were used etc;
- b. Undertake materials testing to confirm any section loss (loss of material, leading to thinner sections and potential weakness) to steel columns;
- c. Carry out subsequent structural check to confirm the effect of any section loss/ need for repair

2.2.3 Specialists have been engaged to agree a scope of work which would give more sustainable longer term and low maintenance solutions and address the existing corrosion.

2.2.4 A scheme of works has now been identified which includes:

- Casting concrete casings around steel columns to provide better protection than leaving the steel column exposed with painted finish, in a damp humid environment;
- Redecoration of steelwork generally to pool hall walls and roof level
- Replacement of joints adjacent to steel columns
- Planned maintenance/ replacement work to pool covers/ rollers

2.2.5 Due to the need to shut down the pool hall to facilitate the works, the Council will work closely with SLM to limit the impact on customers.

3. FINANCIAL IMPLICATIONS

3.1 Packers Leaze, South Cerney

The lowest compliant tender has returned a cost of £135,000. This requires a further sum of £55,000 over and above the £80,000 agreed by Cabinet in November 2020.

3.2 Cirencester Leisure Centre

Estimated costs for the proposed work is £90,000 - £110,000.

3.3 All works to be funded from capital receipts.

4. LEGAL IMPLICATIONS

4.1. Packers Leaze, South Cerney

Under the current Lease, it is the Councils responsibility as landlord to maintain and keep in good repair the following:

- external surface of the property including roadways, accessways and storage bays
- external drainage
- boundary fencing & gates

Increasing Health & Safety risks are evident from the current flooding of the Waste Vehicle parking area. Ubico staff have to walk through the flooded lorry park to access vehicles, saturating footwear, and this matter has been raised as part of site risk assessments. The Health and Safety Executive could serve an improvement notice on the Council to rectify the flooding.

4.2. Cotswold Leisure Centre

The rectification works are required in order to provide compliant fire retardant intumescent coating to steelwork and to protect the long term structural stability of the supporting steelwork. The swimming pool provides a prominent function of the leisure service provision and there is a risk of reputational damage from visibly degrading structures.

There is a further risk of debris within the pool water affecting the water filtration system
The council has a legal responsibility to provide a safe facility for public and staff use at all times

5. RISK ASSESSMENT

5.1. Risks are covered within the Legal Implications at 4.

6. EQUALITIES IMPACT

6.1. An equalities impact assessment has not been carried out.

7. CLIMATE CHANGE IMPLICATIONS

7.1. None associated with this report.

8. ALTERNATIVE OPTIONS

8.1. The Council could decide not to undertake the works highlighted in this report but this is not recommended due to the health and safety and reputational risks identified.

9. BACKGROUND PAPERS

9.1. None