

Portfolio: Culture and Recreation

**CAPITAL PROGRAMME 2005/06
LEISURE CENTRE ROOF WORKS**

1. SUMMARY

- 1.1 Contained within the Culture and Recreation 2005/06 Capital Programme is an allocation of £32,000 for roof repairs to the Spennymoor Leisure Centre and Newton Aycliffe Leisure Centre.
- 1.2 Following a thorough review of the sports hall roof at Newton Aycliffe Leisure Centre and roof areas at Spennymoor Leisure Centre, it was revealed that further repairs would not be an adequate solution. The survey revealed that a full recovering of the areas shown on the attached plan would be required.
- 1.3 Tenders have been returned from two companies and the lowest contract price would require an investment for both facilities for £360,964.

2. RECOMMENDATION

- 2.1 That the lowest tender submitted by Duffell Roofing, in the sum of £360,964 for both Centres, be accepted.
- 2.2 That the roof work at Spennymoor Leisure Centre be undertaken within the 2005/06 financial year at the cost of £147,000.
- 2.3 That the agreed Capital Programme be altered with £37,000 ear-marked for the refurbishment of the pool hall at Spennymoor Leisure Centre and provision for a playing pitch at Sedgefield being deferred until 2006/07.
- 2.4 That £110,000 be allocated from capital contingencies to meet the balance of costs for the roof replacement at Spennymoor Leisure Centre.
- 2.5 That the roof work required at Newton Aycliffe Leisure Centre, amounting to £213,964, be a first call against the 2006/07 capital programme.

3. DETAIL

- 3.1 Since 2002 both Newton Aycliffe Leisure Centre and Spennymoor Leisure Centre have experienced water ingress in the areas shown on the attached plan. Over the past two years some remedial work has been completed with a similar repair programme planned within the Asset Management Plan for 2005/06 and approved

by Cabinet within the expenditure profile of the Culture and Recreation Capital Programme.

- 3.2 Some months ago roofing contractors were approached with a view to repairing the leaking areas of the existing roof structures. Five different contractors reported that repair works would not solve the water ingress problem and that if they were instructed to carry out repair works no guarantees would be offered.
- 3.3 Marley Water Proofing were instructed to survey leaking areas to both the leisure centre roofs at Spennymoor and Newton Aycliffe and reported that the problems were caused by the deterioration of the existing systems which are between 20-30 years old and also condensation which is due to the lack of insulation.
- 3.4 Marley Water Proofing recommended the installation of a roofing system to the affected areas made up of layers of vapour control, insulation and a bitumen capping sheet which would rectify the problems to the affected areas. This system carries a 20 year guarantee which is honoured by the manufacturer (Marley Water Proofing) and their approved roofing contractors.

4. FINANCIAL CONSIDERATIONS

- 4.1 Invitations to tender for the work were issued to four Marley Water Proofing approved roofing contractors. Two completed tenders were returned in the sum of £360,964 and £500,000.
- 4.2 Of the total tender sum, Spennymoor Leisure Centre and Newton Aycliffe Leisure Centre roof works are £147,000 and £213,964 respectively.
- 4.3 As at August 2005, all but £104,000 of the £540,000 Capital allocated for Culture and Recreation in the year 2005/06 has been allocated. The majority of this capital allocation is due to be spent on Asset Management projects. However, it would be possible to delay work to two projects namely the refurbishment of the pool hall area at Spennymoor Leisure Centre and the provision of a playing pitch at Sedgefield. These schemes were programmed to commence towards the back end of the financial year and could be delayed slightly to release £37,000 funding in 2005/06.

5. CONSULTATION

- 5.1 Identified as part of the Council's Asset Management Plan, the roof repair work had already been approved by Cabinet at its meeting in March 2005. Having already put in place plans to prevent further water damage to the fabric of the leisure centres, no further consultation has been necessary even though a full replacement of the roof areas is required rather than remedial repairs.

6. OTHER MATERIAL CONSIDERATIONS

- 6.1 Due consideration has been given to the phasing of the work at Spennymoor Leisure Centre and Newton Aycliffe Leisure Centre and it has been established that the roof areas at Spennymoor Leisure Centre will not last another winter. While the roof to the Sports Hall at Newton Aycliffe Leisure Centre does leak on occasions, it is felt that this work could be delayed until April 2006.
- 6.2 Discussions with the contractor submitting the lowest tender price has confirmed that the total tender figure of £360,964 will be held on the basis that the contract for both

leisure centres will be let now but the work to Newton Aycliffe Leisure Centre will not commence until 2006/07.

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Key Decision Validation
Expenditure Over £100,000

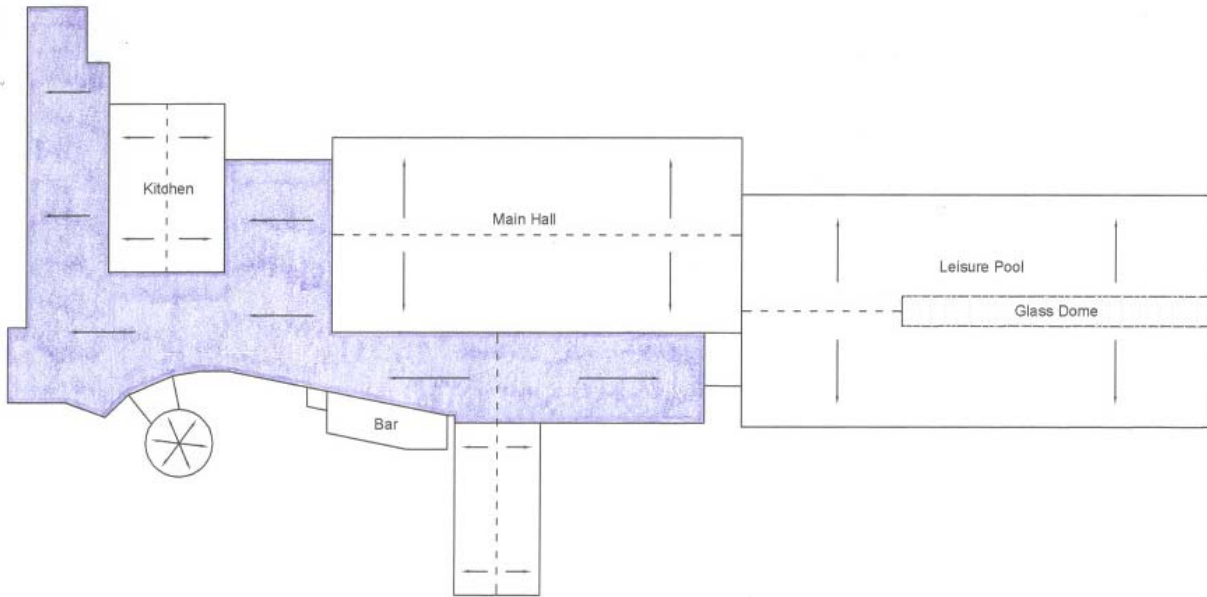
Ward(s)

Background Papers:

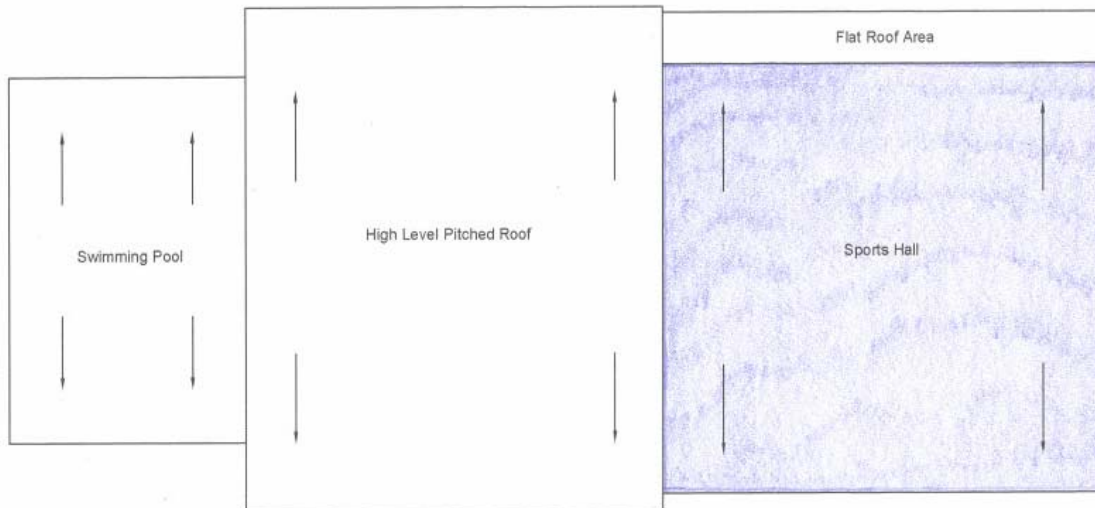
Examination by Statutory Officers

	YES	NOT APPLICABLE
1. The report has been examined by the Council's Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Council's S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Spennymoor Leisure Centre
Roof Plan



Newton Aycliffe Leisure Centre
Roof Plan



SCALE - nts
(shaded areas only to be re-covered)