

## **CONDITION SURVEY REVIEW - DURHAM**

### **EXISTING DCC CONDITION SURVEY**

<b><u>Site</u></b>	<b><u>Condition Total (5 Year)</u></b>	<b><u>Planned Commitments 2019</u></b>	<b><u>Condition Total (15 Year)</u></b>
Abbey LC	£221,291.00		Requiring LifeCycle Analysis
Chester Le Street	£841,044		Requiring LifeCycle Analysis
Freemans Quay	£374,588.00		Requiring LifeCycle Analysis
Louisa Centre	£1,646,195.00	£1,030,603.00	Requiring LifeCycle Analysis
Meadowfield	£868,079.00		Requiring LifeCycle Analysis
Peterlee	£641,417.00		Requiring LifeCycle Analysis
Seaham	£399,787.00		Requiring LifeCycle Analysis
Shildon Sunnydale	£341,180.00		Requiring LifeCycle Analysis
Spennymoor LC	£820,166.00		Requiring LifeCycle Analysis
Woodouse Close	£662,309.00		Requiring LifeCycle Analysis

**ABBAY LEISURE CENTRE - DURHAM**

## EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Abbey Leisure Centre	<ul style="list-style-type: none"><li>• All aspects of the roof are in reasonable condition.</li><li>• The walls are in reasonable condition. However, there is one area to be investigated further as a result of a possible leak.</li><li>• Windows and doors are in reasonable condition.</li><li>• Some isolated mastic pointing is cracked and requires renewal.</li><li>• A programme of external redecoration is required at 5 years.</li><li>• Internal ceilings require some isolated repairs and renewals.</li><li>• Repairs and renewals are required to some of the floor coverings.</li><li>• Some internal glazing requires update to safety glass.</li><li>• Sanitary ware in reasonable condition. Kitchen units are in poor condition.</li><li>• Décor is reasonable – requires a 5-year programme of redecoration.</li><li>• Some snagging issues on MUGA but generally in reasonable condition.</li></ul>	£221,291	The majority of cost is for internal works, which could be dealt with as part of an investment programme. The structure and external elements of the building are all sound and would therefore be ideal for investment.

**CHESTER LE STREET - DURHAM**

EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Chester-le-Street Leisure Centre	<ul style="list-style-type: none"> <li>• Premises will require re-roofing in the shorter term.</li> <li>• Walls in reasonable condition.</li> <li>• Windows and doors in reasonable condition.</li> <li>• Mastic pointing is cracked and requires renewal.</li> <li>• Programme of external redecoration required at 5 years.</li> <li>• Carbonation on concrete retaining wall at the rear of building which requires remedial work.</li> <li>• Isolated repairs and renewals required for the ceilings.</li> <li>• Further investigative work required into the concrete deck, walls and frame in the basement.</li> <li>• Some repairs and renewals required to floor coverings.</li> <li>• Walls in reasonable condition. Some issues in pool areas, however some of these may have been rectified in the changing room refurbishment.</li> <li>• Most glazing not marked as safety glass and therefore needs updating to meet legislation.</li> </ul>	<p>£841,044 – however, it is anticipated that some of this cost will be removed following the investment into the changing area</p> <p>The largest proportion of costs is for mechanical works (39.7%)</p> <p>Roof replacement is also a significant cost at £195k.</p>	<p>There are some significant costs outlined, including the roof replacement, boiler replacement, plant control replacement and a number of items for renewal for the heating and gas distribution pipework. It is not known if any of these have been dealt with to date, however, they will need to be factored into any investment project to make the centre sustainable in the long term.</p>

**FREEMANS QUAY - DURHAM**

**EXISTING DCC CONDITION SURVEY**

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Freemans Quay Leisure Centre	<ul style="list-style-type: none"><li>• Roof is in reasonable condition, there is latent defect issues which the main contractor should be rectifying.</li><li>• Some cracking to external concrete panels which require further investigation.</li><li>• Windows and doors in reasonable condition.</li><li>• Programme of external redecoration required every 5 years.</li><li>• Generally, ceilings in reasonable condition.</li><li>• Isolated repairs and renewals required to floor coverings.</li><li>• Walls in reasonable condition, some water penetration and potential carbonation issues that require investigation.</li><li>• Doors and glazing in reasonable condition.</li><li>• Kitchen units require renewal in short term.</li><li>• Sanitary ware in reasonable condition.</li><li>• Décor in reasonable condition.</li></ul>	£374,588  The highest proportion of the cost is for redecorations (77.29%)	Given the majority of costs are related to redecoration this could be managed through an investment project where there would be redecoration anyway, the centre is therefore suitable for investment.

**LOUISA CENTRE - DURHAM**

**EXISTING DCC CONDITION SURVEY**

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
The Louisa Centre	<ul style="list-style-type: none"><li>• Roofs in reasonable condition.</li><li>• Most walls in reasonable condition - some minor repairs required.</li><li>• Some expansion joints require renewal in the short/medium term.</li><li>• Windows are in reasonable condition, some cracked which need replacing.</li><li>• Doors are reasonable with some renewals required in the short term.</li><li>• Some suspended ceilings need renewing in the short term and some of the steel framework needs a fire-retardant coating.</li><li>• Flooring varies in condition, ongoing replacement of floor coverings required.</li><li>• Minor repairs required to internal walls.</li><li>• Isolated renewals and repairs needed to internal doors.</li><li>• Kitchens and sanitary ware are in reasonable condition.</li><li>• Internal redecoration programme required every 5 years.</li></ul>	£1,646,195  Mechanical works account for nearly £1m of this cost and electrical nearly £500k.  The majority of the works are due in 2018 and post 2018.	There are some major items requiring replacement as they reach the end of their economic life, for example the electrical system within the building and the heating pipework.  For the building to be sustainable these works will need to be completed.  However, the structure, roof etc. is sound.

**MEADOWFIELD - DURHAM**

EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Meadowfield Leisure Centre	<ul style="list-style-type: none"><li>• Roof covering will require renewal in the longer term.</li><li>• Metal gutters leaking at joints, requiring attention in the short term.</li><li>• Isolated repairs to external walls required, some cracking requires further investigation.</li><li>• Isolated timber frames for external windows and doors need renewal in the short term.</li><li>• External redecoration required every 5 years.</li><li>• Isolated repairs and renewals required to internal ceilings.</li><li>• Repairs and renewals required for the floor coverings.</li><li>• Internal walls in reasonable condition.</li><li>• Internal glazing needs marking as safety glass.</li><li>• Some repairs and renewals to internal doors required.</li><li>• Sanitary ware in reasonable condition.</li></ul>	£868,079  Most significant cost is for the roof (£662k), followed by redecoration at £110k.  Most of these works due post 2019	This is a fairly significant cost for a relatively small dryside facility with limited income potential, although some redecoration would be picked up as part of any investment programme.

**PETERLEE - DURHAM**

**EXISTING DCC CONDITION SURVEY**

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Peterlee Leisure Centre	<ul style="list-style-type: none"><li>• Roof is in reasonable condition.</li><li>• External walls in reasonable condition.</li><li>• External doors are in reasonable condition.</li><li>• External redecoration required every 5 years.</li><li>• Internal ceilings in reasonable condition, some water staining which requires investigation.</li><li>• Isolated repairs and renewals required to floor coverings.</li><li>• Isolated repairs and renewals required to internal walls.</li><li>• Isolated repairs and renewals required to internal doors and glazing.</li><li>• Kitchen units require renewal in the short term.</li><li>• Sanitary ware in reasonable condition.</li><li>• Décor is in reasonable condition, 5-year redecoration programme required.</li></ul>	£641,417  Redecoration makes up £436k of the total cost, however there is currently refurbishment works taking place to the reception and changing which may reduce this cost.	There are no major issues at the site and investment is already taking place, therefore further investment should be viable.

**SEAHAM - DURHAM**

**EXISTING DCC CONDITION SURVEY**

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Seaham Leisure Centre	<ul style="list-style-type: none"><li>• Roofs in reasonable condition.</li><li>• Profiled steel sheeting on external walls is corroding and will require renewal in the short term and patch pointing is required to brick work. Isolated expansion joints also require remaking.</li><li>• External windows in reasonable condition, roller shutters require overhauling.</li><li>• External timber doors require renewal.</li><li>• Programme of external redecoration required every 5 years.</li><li>• Ceilings in reasonable condition but some water staining that requires investigation.</li><li>• Isolated repairs and renewals required to floor coverings.</li><li>• Internal walls in reasonable condition, majority of wall tiles are cracked and crazed requiring renewal in the short term.</li><li>• Internal doors and glazing in reasonable condition.</li><li>• Kitchen units require renewal in short term.</li><li>• Sanitary ware in reasonable condition.</li></ul>	£399,787  Costs generally spread over all categories, redecoration £135k, external Walls, windows and doors £103k, mechanical £71.5k.	Some works required for ongoing sustainability e.g. mechanical, but structurally sound and would therefore support investment.

**SHILDON- DURHAM**

EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Shildon-Sunnydale Leisure Centre	<ul style="list-style-type: none"><li>• Roof is in reasonable condition.</li><li>• External walls in reasonable condition, some patch pointing required.</li><li>• External windows and doors in reasonable condition, timber frames in poor condition requiring renewal.</li><li>• External redecoration required every 5 years.</li><li>• Water staining to ceilings requires investigation, numerous suspended ceiling tiles are damaged and need replacing.</li><li>• Some floor coverings have reached the end of their economic life.</li><li>• Damp is evident to some walls requiring investigation.</li><li>• Internal doors and glazing are in reasonable condition.</li><li>• Kitchen and sanitary ware in reasonable condition.</li><li>• Décor is reasonable and requires a 5-year redecoration programme.</li></ul>	£341,180  Highest proportion of cost is for redecoration (163k).	Structure is sound with decoration requiring the highest spend, some of which would be picked up through any investment programme. Based on the condition of the building investment would be viable.

**SPENNYMOOR - DURHAM**

EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Spennymoor Leisure Centre	<ul style="list-style-type: none"><li>• Majority of the roof is in reasonable condition, with minor repairs required, the flat felt roofing will require replacement.</li><li>• External walls are in reasonable condition, isolated bricks require replacing and expansion joints require renewing.</li><li>• External doors and windows are in reasonable condition, isolated timber windows will require replacement.</li><li>• External redecoration programme required every 5 years.</li><li>• Ceilings are in good/reasonable condition.</li><li>• Majority of floor coverings are in good/reasonable condition, remainder are in poor condition.</li><li>• Internal walls are in reasonable condition.</li><li>• Internal doors and glazing are in reasonable condition.</li><li>• Sanitary ware is in reasonable condition.</li><li>• Décor is reasonable and requires a 5-year redecoration programme.</li></ul>	£820,166  Largest cost is redecoration at £382k followed by mechanical at £214k.	Structurally good, with decoration requiring the highest spend, some of which would be picked up through any investment programme.

**WOODHOUSE CLOSE - DURHAM**

EXISTING DCC CONDITION SURVEY

Centre	Summary of Condition Survey Report	Cost of Condition Survey Works (over 5 years)	Based on the Building Condition would Investment be viable?
Woodhouse Close Leisure Centre	<ul style="list-style-type: none"><li>• The mineral felt roofing will require re-roofing in the short/medium term.</li><li>• Isolated repairs required to external walls.</li> <li>• External glazing and doors in mixed condition with some repairs required, however it is noted that some glazing has been replaced over the years.</li> <li>• External redecoration programme required every 5 years.</li><li>• Ceilings in reasonable condition, isolated repairs and renewals required, water stained areas need investigation.</li><li>• Repairs and renewals required to floor coverings.</li><li>• Internal walls in reasonable condition, some cracking requires further investigation, some wall tiling in poor condition in pool area.</li><li>• Internal doors and glazing in reasonable condition, glazing needs to be upgraded to safety glass.</li><li>• Kitchen and sanitary ware in reasonable condition.</li><li>• Décor in reasonable condition, 5-year redecoration programme required.</li></ul>	£662,309  Largest cost for redecoration (£275k) followed by mechanical (£164k), no costs required for electrical elements	Whilst some further investigation required, generally the centre is in reasonable condition and therefore would be suitable for investment.