

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 04 December 2017

<b>Portfolio:</b>	Leisure and Community
<b>Subject:</b>	<b>Crofton Community Centre Sports Hall Repairs</b>
<b>Report of:</b>	Director of Finance and Resources
<b>Strategy/Policy:</b>	Leisure Strategy
<b>Corporate Objective:</b>	Leisure for Health and For Fun

**Purpose:**  
To approve funding for urgent works to the external facade and roof of the Crofton Community Centre sports hall.

**Executive summary:**

The Crofton Community Centre Sports Hall was built in 1988 and leased to the Crofton Community Centre. The lease for the sports hall element of the building is a full repairing lease, with the Council responsible for all the repair and maintenance liabilities.

Urgent repairs are required to the sports hall facade which is now irreparably damaged on the western elevation. The roof, guttering and ventilation have also failed resulting in water ingress.

The estimated cost of the works is £125,000 and the Crofton Community Association has made a generous offer to provide £20,000 towards the cost of these works.

The Community Association has also agreed to fund and carry out works to replace the sports hall lights with new LED lighting and refurbish the sports hall. The cost of these works is estimated to be £24,000.

Given the urgent need to complete the works, the proposal is to allocate the remaining revenue budget for 2017/18 and to bring forward the required amount from 2018/19 to complete these works as a priority.

**Recommendation/Recommended Option:**

It is recommended that the Executive agrees that:

- (a) the remaining capital budget for 2017/18 is allocated to undertake the repairs;
- (b) the balance of funding required is brought forward from 2018/19 revenue budget: and
- (c) the decision to appoint the successful contractor be delegated to the Director of Finance and Resources and the Executive Member for Leisure and Community.

**Reason:**

To fulfil the Council's obligation under the terms of the lease to undertake repairs to the Crofton Community Centre Sports Hall.

**Cost of proposals:**

The estimated cost of the works is £125,000 and the Crofton Community Association has offered to pay £20,000 towards the cost which means a budget of £105,000 is required from capital.

**Appendices:**                      **None**

**Background papers:** File of correspondences

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### Executive Briefing Paper

<b>Date:</b>	04 December 2017
<b>Subject:</b>	Crofton Community Centre Sports Hall Repairs
<b>Briefing by:</b>	Director of Finance and Resources
<b>Portfolio:</b>	Leisure and Community

#### INTRODUCTION

1. The Crofton Community Centre Sports Hall was built in 1988 and leased to the Crofton Community Centre. The lease for the sports hall element of the building is a full repairing lease with the Council responsible for all the repair and maintenance liabilities.

#### URGENT REPAIRS

2. There are several major problems with the sports hall that require urgent attention and these are set out in the following paragraphs.
3. The exterior of the building has a metal façade and the western elevation is in very poor condition. Remedial works to secure loose and damaged panels have been regularly undertaken. However, this elevation is exposed to the playing field and is subject to balls being kicked up against the façade which has caused irreparable damage. This now presents a risk of the panels falling from the building and therefore urgent works are required to replace the cladding with a more durable material to prevent this from happening again.
4. The existing internal box guttering has reached the end of its life and despite regular repairs, there is frequent water ingress into the building which can result in the cancellation of bookings.
5. The existing internal gutters need replacing with an external system to reduce the likelihood of a leaks occurring and to ensure that if a leak does occur it will be external and therefore not an immediate risk to the use of the building.
6. The existing roof covering has been in place for 20 years and is showing signs of delamination of the decorative coating. Whilst upgrading the guttering system there is a need to extend the profile of the roof, therefore it is recommended that a new covering be applied in conjunction with the works to the rain water goods.
7. The existing ventilation system comprises four high level wall mounted fans. Currently only one of these is operational and there is water ingress from the damaged fans.

## **PROJECT FUNDING & PROCUREMENT**

8. There is an annual capital budget of £120,000 allocated for the repair and maintenance of community buildings.
9. The current estimated cost of completing the works is £125,000.
10. Crofton Community Association has made a generous offer to provide £20,000 towards the cost of these works. It has also agreed to fund and carry out works to replace the sports hall lights with new LED lighting and refurbish the sports hall floor. The cost of these works is estimated to be £24,000.
11. To date in 2017/18, £17,908 has been spent, and £39,000 has been committed leaving a balance of £79,000 remaining. Given the urgent need to complete the works the proposal is to allocate the remaining budget for 2017/18 and to bring forward the required amount of £26,000 from 2018/19 to complete these works as a priority. This will mean that there will be no remaining budget available to fund major works on community buildings in 2017/18 and a limited amount of funding in 2018/19.
12. Given the urgent need to complete the works, the Executive is asked to agree that the decision to appoint the successful contractor is delegated to the Director of Finance and Resources and the Executive Member for Leisure and Community.

## **CONCLUSION**

13. The Crofton Sports Hall roof and external facade have failed and, despite numerous attempts to fix the problem, it has not been possible to prevent water ingress into the building. Urgent repairs are required to the metal facade which is now irreparably damaged on the western elevation because of footballs being repeatedly kicked against the cladding.
14. The estimated cost of the works is £125,000 and the Crofton Community Association has made a generous offer to provide £20,000 towards the cost of these works. It has also agreed to fund and carry out works to replace the sports hall lights with new LED lighting and refurbish the sports hall. The cost of these works is estimated to be £24,000.
15. Given the urgent need to complete the works, the proposal is to allocate the remaining available revenue budget for maintenance of community buildings for 2017/18 and to bring forward the required amount from 2018/19 to complete these works as a priority.
16. Considering the urgency of the works, the Executive is asked to agree that the decision to appoint the successful contractor is delegated to the Director of Finance and Resources and the Executive Member for Leisure and Community.

### **Enquiries:**

For further information on this report please contact Emma Watts. (Ext 4440)