

SUBJECT:	<i>Mechanical Electrical and Structural Survey at the Beacon Centre</i>
REPORT OF RESPONSIBLE OFFICER	<i>Martin Holt – Head of Healthy Communities</i>
REPORT AUTHOR	<i>Claire Speirs – Claire.speirs@southbucks.gov.uk 01895 837306</i>
WARD/S AFFECTED	<i>Beaconsfield</i>

1. Purpose of Report

To seek authority to carry out a mechanical, electrical and structural survey at the Beacon Sports Centre and Theatre.

2. RECOMMENDATION

That the Cabinet Member approves expenditure of up to £30k from the capital budget to carry out a mechanical, electrical and structural survey of the Beacon Sports Centre and Theatre after considering the advice of the Healthy Communities PAG

3. Reasons for Recommendation

The last survey of the Beacon Centre was carried out in June 2006 prior to the appointment of the current contractor. It is recommended that as a landlord responsibility a condition survey is undertaken every 5 years. As South Bucks District Council is responsible for the external maintenance of the Beacon Centre this survey will enable staff from GLL and SBDC to develop a joint maintenance plan for the building and to provide an update of the maintenance that has occurred through the contract with GLL. The survey will also facilitate future capital budget preparation.

4. Content of Report

- 4.1 Beacon Sports Centre and Theatre is owned by South Bucks District Council and has been operated by GLL (Better) since 1st April 2007 under the Leisure Management Contract. GLL (Better) took over the contract from Wycombe Leisure Limited in January 2011. GLL are under contract to manage the Beacon Centre until 20th October 2021.
- 4.2 As part of the tendering process to appoint a contractor to manage the Beacon Centre, a structural survey was carried out by Vail Williams LLP Building Consultancy in June 2006. There have been no surveys since this date.
- 4.3 The Leisure Management Contract states that the contractor is responsible for all costs associated with the maintenance of the Centre except for the fabric of the building, which remains the Council's responsibility. The areas of this Council's responsibility are listed below:
- Foundations
 - Structural steelwork and concrete excluding internal surface finishes
 - Walls and cladding excluding internal surface finishes
 - Roofs excluding internal surface finishes
 - Doors including frames but excluding ironmongery, locks and glazing
 - Windows including frames, but excluding ironmongery, locks and glazing
 - Lightning conductor
 - Paved, tarmacadam and concreted areas excluding general cleansing

- External guttering, gullies, drains, manholes and soakaways
- External water, gas, electricity and telecommunications equipment where it is not the responsibility of the statutory authority concerned
- Replacement but not maintenance of air conditioning equipment and boilers subject to failure not being due to lack of maintenance
- Replacement of all-weather areas but not maintenance or cleansing subject to any failure not being due to Contractors negligence.
- Replacement of granwood floors or equivalent but not maintenance, resealing or cleansing subject to any failure not being due to Contractors negligence.
- Replacement of CCTV system but not maintenance subject to any failure not being due to Contractors negligence.

4.4 In order to plan for any preventative works at the centre a new survey needs to be carried out to establish the condition of the building. This will enable successful budgeting for any maintenance works and reduce any unexpected maintenance issues. It is estimated that the cost of carrying out the necessary structural survey is between £20k and £30k. Tenders will be sought by the Property and Contracts team in accordance with the Council’s Contract Procedure Rules.

5. Consultation

Not Applicable

6. Options

The Cabinet Member could decide not to carry out a survey at this time. However, this would not accord with recommended practice in terms of the Council’s responsibilities under the Leisure Management Contract or facilitate a plan for future maintenance of the building.

7. Corporate Implications

7.1 Financial - Carrying out a new survey will enable improved management of budgets and planned maintenance expenditure.

7.2 Legal - The Council has a legal obligation under the Leisure Management Contract to maintain the fabric of the building in a safe condition and undertaking a condition survey will identify any disrepair that could impact on the health and safety of occupants.

7.3 Environmental Issues - A condition survey could identify opportunities to reduce CO2 emissions enabling the council to plan progress against its climate change obligations

8. Links to Council Policy Objectives

The proposed survey meets the objectives of providing great value services and promoting sustainability by optimising the effectiveness of our resources and assets and promoting a healthy, sustainable and safe built environment

9. Next Steps

If authority is given the procurement process for commissioning a survey will begin.

Background Papers:	None other than the documents referred to in the report
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