



Report of: Head of Building Maintenance

Report to: Chief Officer, Civic Enterprise Leeds

Date: 10th May 2016

Subject: Design Cost Report for John Smeaton Leisure Centre Pool Re-Tiling and associated pool water circulation works

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Crossgates & Whinmoor	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: 10.4 (3) Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The pool at John Smeaton Leisure Centre was over-tiled as part of the centres re-building works which took place in 2005/6.
2. The pool has remained in satisfactory operating condition up until late 2014 when large areas of the over-tiled pool started to separate from the original pool tiling which resulted in the need for urgent specialist underwater tiling repairs i.e. to negate the draining of the pool.
3. A full underwater survey of the pool tiling was commissioned by CPM and this survey identified further areas where the over-tiling was separating from the original tiling. The cost of carrying out underwater repairs is not sustainable on a large scale repairs and further recent problems with the tiling has resulted in partial closures of the pool for customer safety reasons.
4. NPS have provided a RIBA Stage 3 estimate detailing the cost for removing all existing tiles and retiling the complete pool at £138,193. This report seeks Authority to Spend £138,193 to undertake this essential work.

Recommendations

The Chief Officer Civic Enterprise Leeds is recommended to give Authority to spend £138,193 for removing all the existing tiles and retiling the pool at John Smeaton Leisure Centre.

1. Purpose of this report

- 1.1 The purpose of this report is to gain Authority to Spend £138,193 on the removing of all existing tiles and retiling the pool at John Smeaton Leisure Centre.

2. Background information

- 2.1 John Smeaton Leisure Centre was opened in 2006 following the demolition and rebuilding of the original centre on the same site. The new centre retained the original tiled swimming pool, balance tank, plant room and main pool circulation pipe work for re-use in the new centre.
- 2.2 Approximately 3 months prior to the new centre opening a decision was taken by the project team to over-tile the existing pool, costs were obtained for the 'over-tiling' of the pool and the works were progressed as a variation instruction to the main contract. The cost of this work was circa £90,000.
- 2.3 The pool has remained in satisfactory operating condition up until late 2014, when large areas of the over-tiled pool started to separate from the original pool tiling, requiring urgent specialist underwater tiling repairs.
- 2.4 Following the completion of the recent tiling repairs a full underwater survey of the pool tiling was commissioned by CPM and this identified further areas where the tiles were separating from the original tiling.
- 2.5 The cost of underwater repairs is not sustainable for large scale repairs and further recent problems with the over-tiling have necessitated partial closure of the pool for customer safety reasons.
- 2.6 Alternative methods of repair to overcome the current tiling problems have been considered, including lining the pool tank with a membrane, however such method of repair require the pool tiling to be structurally sound. Given the current situation with lifting tiles this was not considered to be a viable option
- 2.7 NPS have provided a RIBA Stage 3 estimate detailing the cost for removing all existing tiles and retiling the complete pool at £138,193

3.0 Main issues

- 3.1 The pool at John Smeaton Leisure Centre was over-tiled as part of the centres re-building works which took place in 2005/6.
- 3.2 The pool has remained in satisfactory operating condition up until late 2014 when large areas of the over-tiled pool started to separate from the original pool tiling which resulted in the need for urgent specialist underwater tiling repairs i.e. to negate the draining of the pool.
- 3.3 A full underwater survey of the pool tiling was commissioned by CPM and this survey identified further areas where the over-tiling was separating from the original tiling. The cost of carrying out underwater repairs is not sustainable on a large scale repairs and further recent problems with the tiling has resulted in partial closures of the pool for customer safety reasons.
- 3.4 NPS have provided a RIBA Stage 3 estimate detailing the cost for removing all existing tiles and retiling the complete pool at £138,193.
- 3.5 Once approved to spend £138,193 it is the intention for CPM to submit an Authority to procure in order to tender this work.

4.0 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Discussions have been held with CPM, the management of John Smeaton Leisure Centre, NPS and the PPPU.
- 4.1.2 LCC's PPPU have consulted with NPS regarding the intention of carrying out a procurement exercise to determine the optimum procurement options.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An equality, diversity and cohesion screening document has been undertaken and it is not considered that the content of this report or the recommendations made will have any impact on any specific group or individuals.

4.3 Council policies and City Priorities

- 4.3.1 This work will be carried out in accordance with the requirements of the Council's range of policies, plans and strategies as defined in the objectives outlined and detailed in the council's Best Council Plan 2015-20.

4.4 Resources and value for money

- 4.4.1 The cost of the work is estimated at £138,193 including all materials, labour and NPS professional fees. The scheme will be procured through PPPU and managed by CPM.
- 4.4.2 **Capital Funding and Cash Flow.**

Funding Approval :							
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	138.2		138.2				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	138.2	0.0	138.2	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
Leeds City Council Funded	138.2		138.2				
Total Funding	138.2	0.0	138.2	0.0	0.0	0.0	0.0
Balance / Shortfall =		0.0	0.0	0.0	0.0	0.0	0.0

4.5 Legal Implications, Access to Information and Call In

- 4.5.1. This site is a public facility and as such the works involved are being undertaken to ensure that both the public and LCC staff's working environment are not compromised in any way.
- 4.5.2 The £138k value of this decision makes it a Significant Operational Decision and it is therefore not subject to call-in.

4.6 Risk Management

- 1.1.1 The Council has a responsibility to maintain and operate its buildings in a safe and usable condition.
- 1.1.2 Risk Assessments – All to LCC policy requirements
- 1.1.3 Design Issues – All to be agreed with NPS, Corporate Property Management and Sport

- 1.1.4 Financial Issues – Frequent monitoring will ensure the project keeps within its allocated budget
- 1.1.5 Service Delivery Issues – All issues to be discussed and implemented by management and contractor to ensure continual safe delivery of services during all construction works
- 1.1.6 Programme Issues – To be fully monitored to ensure start on site and completion dates are on time.
- 1.1.7 Other - All work will be risk assessed and carried out using approved methods of working, and will be programmed as far as possible to minimise Health & Safety risks.

5.0 Conclusions

- 5.1 The pool at John Smeaton Leisure Centre was over-tiled as part of the centres re-building works which took place in 2005/6.
- 5.2 The pool has remained in satisfactory operating condition up until late 2014 when large areas of the over-tiled pool started to separate from the original pool tiling which resulted in the need for urgent specialist underwater tiling repairs i.e. to negate the draining of the pool.
- 5.3 A full underwater survey of the pool tiling was commissioned by CPM and this survey identified further areas where the over-tiling was separating from the original tiling. The cost of carrying out underwater repairs is not sustainable on a large scale repairs and further recent problems with the tiling has resulted in partial closures of the pool for customer safety reasons.
- 5.4 NPS have provided a RIBA Stage 3 estimate detailing the cost for removing all existing tiles and retiling the complete pool at £138,193.
- 5.5 In order to full resolve the issue with the loose tiles and the ongoing maintenance works, it is recommended by the CPM surveys that the only way to effect a permanent solution is removing all existing tiles and retiling the complete pool.

6.0 Recommendations

- 6.1 The Chief Officer Civic Enterprise Leeds is recommended to give Authority to spend £138,193 for removing all the existing tiles and retiling the pool at John Smeaton Leisure Centre

7.0 Background documents¹

- 7.1 Appendix I - Underwater pool survey report.
- 7.2 Appendix II – NPS's RIBA Stage 3 estimate

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

