



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and date of Committee	EXECUTIVE - 21 JUNE 2023
Subject	CHIPPING NORTON LEISURE CENTRE ROOF REPAIRS
Wards affected	Chipping Norton
Accountable member	Councillor Dan Levy, Executive Member for Finance Email: dan.levy@westoxon.gov.uk
Accountable officer and report author	Andrew Turner, Business Manager for Assets and Council Priorities Email: andrew.turner@publicagroup.uk
Summary/Purpose	To request approval to repair the Chipping Norton Leisure Centre roof.
Annexes	Annex A – Inspection Report

Recommendation(s)	That the Executive resolves to: <i>a) approve the repair works required, as detailed in the report</i> <i>b) recommend that the authority to approve the final budget to cover the repair cost is delegated to the Assistant Director of Property & Regeneration (Publica) in consultation with the Chief Finance Officer and the Executive Member for Finance</i>
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Corporate priorities	<ul style="list-style-type: none">• Working Together for West Oxfordshire
Key Decision	NO
Exempt	NO
Consultees	

BACKGROUND

- 1.1 Chipping Norton Leisure Centre was completed in 2002. Over the life of the building, it has suffered with water ingress issues, due to the design and construction of the roof.
- 1.2 The roof design includes an internal drainage system, which is concealed by a parapet that traps debris and blocks the gullies. As the roof is at a five-degree angle, any collected water easily flows backwards up the roof and into the building.
- 1.3 The main contractor, Morgan Sindall, had been returning to the centre for the past 20 years to patch repair the roof. During this time, the Council commissioned consultants to resolve the issue and find a permanent solution, but these have failed.
- 1.4 In November 2018, the drainage system was modified, and the parapet removed from the roof of the sports hall. For the last five years, no more water ingress issues have been reported in this area of the leisure centre.
- 1.5 In August 2022, the standstill agreement between the Council and Morgan Sindall legally ended and no more patch repair work would be carried out by the main contractor.
- 1.6 The leisure centre then passed to the Property team, who have been working with the leisure contracts team and the leisure provider, to find a solution.

2. LEISURE PROVIDER

- 2.1 Greenwich Leisure Limited (GLL) entered into contract in August 2017, to provide the leisure facilities at Chipping Norton.
- 2.2 The contract is a full repairs and maintenance contract but excludes the roof. The ten year contract is due to finish in July 2027, but it does contain a five year extension option.
- 2.3 The Council continues to maintain a strong relationship with GLL, working in partnership to resolve issues when they occur while working on a permanent solution to fix the roof.

3. CONSULTANT REPORT

- 3.1 In December 2022, Michael Kilbey Associates, a specialist roofing consultant, completed a detailed investigation of the roof.
- 3.2 The centre manager highlighted areas of water ingress, being joints and flashing around the perimeter of the roof. Upon inspection, water was sitting at the back of the flashing and not draining away.
- 3.3 Flashing joints have completely failed in parts and when lifted, wet insulation was discovered underneath. Incorrectly fitted lead flashing has also contributed to water ingress.
- 3.4 The report in full is attached as Appendix A.
- 3.5 It was concluded that the leaks being experienced are not due to failings in the actual roof sheeting itself but more likely due to poor execution of the detailing around the roof perimeter, interfaces and penetrations through the roof.
- 3.6 The consultant does not believe replacement of the roof in its entirety is a necessary course of action in the short to medium term.
- 3.7 Previous inspections and patch repairs have taken place over the years, but this has been on behalf of the main contractor. This is the first full inspection since the standstill agreement legally ended.

4. INTERNAL REVIEW AND TENDER

- 4.1 The Property team have reviewed the report against previous surveys and believe the proposal will solve the water ingress issue.
- 4.2 To progress with the tender, James Slater have been appointed as consultants to draft the schedule of work and risk register. They will also produce the contract and amended roof plans and drawings to form part of the tender pack.
- 4.3 A site visit is scheduled for 30th May, with GLL for due diligence work against the original survey and to determine compound position, access points and Health & Safety.

5. RECOMENDATIONS

- 5.1 To progress with the repair work and appoint a contractor once tenders are received, it is recommended that authority to approve the final repair cost be delegated to the Assistant Director of Property & Regeneration (Publica) in consultation with the Chief Finance Officer and the Executive Member for Finance
- 5.2 The final cost is not known, but the consultant's report has estimated circa £80,000.

6. ALTERNATIVE OPTIONS

- 6.1 The Council could decide not to complete the recommended works, but this would result in continued ongoing maintenance and repair to the roof, a poor customer experience for residents and strained relations with the leisure provider.
- 6.2 The Council could decide to wait until the tender responses have been received before approving the budget, but this will cause delays to the works programme and potentially rule out potential contractors and most only hold prices for a few weeks.
- 6.3 The council could decide that the only permanent solution would be to replace the entire roof, as another patch repair might not work. A full replacement would cost in circa £1.5 million. At only £80,000, being approx. 5% of a full roof replacement cost, it is advised to progress with the recommend works in the first instance.

7. FINANCIAL IMPLICATIONS

- 7.1 The cost for the repair work is estimated to be £80,000 and forms part of the capital budget for 2023/24.

8. LEGAL IMPLICATIONS

- 8.1 The Council's solicitors will need to review the final contract before a contractor is appointed.

RISK ASSESSMENT

- 8.2 A risk register will be maintained and managed throughout the repair progress, in cooperation with GLL, the appointed contract tor and the Council.

9. EQUALITIES IMPACT

- 9.1 None envisaged as a result of this decision.

10. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

10.1 No implications as a result of this decision.

11. BACKGROUND PAPERS

11.1 None.

(END)