

Members' Library Service Request Form

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Originator	Paul Iannetta
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Document Title	Loch Centre, Tranent

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Designation	Head of Infrastructure
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REPORT TO: Members' Library Service

DATE: October 2023

BY: Executive Director for Place

SUBJECT: Loch Centre, Tranent

1 PURPOSE

- 1.1 To note the failure of the roof covering over the swimming pool at the Loch Centre, Tranent, discovered during a routine inspection of the area and to note the consideration of options for repair and upgrading to enable the pool area to return to use.
- 1.2 To note the building condition and works required to extend the lifespan of the facility.
- 1.3 To note the recommendation on how the defects are addressed taking into consideration the wider asset issues affecting the centre and the capital plan challenges.

2 RECOMMENDATIONS

- 2.1 It is recommended that option 2 is taken when funding is achievable in view of the current financial position, capital plan and condition of the asset.
 - The attached options appraisal paper (Appendix A) lists 2 options for consideration. The first option allows for permanent mothballing of the pool / wet facilities and details the investment required to the external fabric, including concrete repairs, roofing works, window replacement and M&E works to ensure the remainder of the facility is operational for a minimum 15-year period. The second option details the investment required as in option 1 but includes works to the pool / wet facilities also to ensure all of the facility is remains operational for a minimum 15-year period.
 - Option 1 – Mothball pool / wet facility and carry out essential works to provide asset life of at least 15 years to the remainder of the facility – Order of Cost £3M

Option 2 – As above but including works to the pool / wet facilities to provide asset life of at least 15 years to all of the facility – Order of Cost £4.4M

3 BACKGROUND

- 3.1 The Loch Centre was constructed around 1970 and extended in 1985. The original structure is in a poor condition with spalling concrete evident and specialist concrete repairs required in the short to medium term both externally and internally. The sprayed insulation to the underside of the pool hall roof deck has debonded from the roof and requires removal and replacement with a new roofing system. The mansard roof over the extension is also in a poor condition and recommended for recovering together with the replacement of asbestos roof tiles. Most of the mechanical, electrical and water treatment plant systems in the building are now approaching the end of their useful life and therefore are included for replacement in both options within the appraisal.

4 POLICY IMPLICATIONS

- 4.1 Providing leisure facilities in communities increases opportunities to participate in sport and physical activity contributing towards outcomes in the East Lothian Plan including:
- Support our communities to tackle inequality and social exclusion
 - Help our children and young people achieve their potential
 - Healthy and Well – people in East Lothian are enjoying healthier lives and health inequalities are eliminated
 - Develop a plac- based approach to deliver services designed around our local communities, focussing on community-led regeneration

5 INTEGRATED IMPACT ASSESSMENT

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy, however, the option chosen may.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – There are insufficient funds within the property Renewals budget for 2023/24 or forthcoming years to finance any of the options in the appraisal. The Loch Centre is currently outwith the existing capital plan

and additional capital funding shall be required for any of the options selected.

- 6.2 Personnel - Whatever option is selected shall require to be designed and tendered with an appropriate design team appointed to progress the works. Given current team capacity much of this will require to be procured externally.

7 BACKGROUND PAPERS

- 7.1 See Appendix A – Options Appraisal

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DATE	26/10/2023

OPTION APPRAISAL FOR LOCH CENTRE

ITEM	SUMMARY	IMPLICATIONS OF EACH OPTION	PRIORITY (Levels 1-4)	BUDGET COSTS
OPTION 1: ESSENTIAL WORKS				
	Option 1 involves the permanent mothballing of the Swimming Pool/Wet Side Changing Facilities etc. and undertaking the refurbishment of the external fabric, structural concrete repairs, roofing works and mechanical and electrical works.	<p><u>Advantages:</u></p> <ol style="list-style-type: none"> 1. Dry Side Areas of Sports Centre can remain open throughout duration of the works. 2. Will improve energy efficiency of Building (as external fabric such as roofs, walls and windows will be upgraded). 3. Shall resolve the ongoing water ingress issue to the Mansard Roof of Extension including the removal of the asbestos tiles. 4. The external refurbishment works will minimise disruption as Sports Centre will at least remain partially open throughout the duration of the works. 5. Will include major external and internal works to extend the life of the Building. 6. Will include major M&E Works. <p><u>Disadvantages:</u></p> <ol style="list-style-type: none"> 1. Will exclude asbestos removal works within Swimming Pool Areas (therefore Asbestos Management will remain in place). 2. Will exclude fire protection to steel beams to Swimming Pool Roof Structure. 3. The insulation debris will remain on the netting and the suspended ceiling will remain in place above the Swimming Pool Area. This will remain a health and safety risk and therefore periodic checks will remain in place. 4. Significant cost for external and internal refurbishment. 5. Only includes a limited refurbishment of the internal fabric of the Building (primarily focusing on backlog maintenance, decoration, floor coverings etc.). 6. As boiler plant is shared with adjacent Sheltered Housing Complex, there will be a requirement to minimise disruption to Well Wynd Sheltered Housing whilst boiler replacement is undertaken. <p><u>Anticipated Programme:</u></p> <ul style="list-style-type: none"> • Pre Contract: 25 Weeks. • Construction Period: 52 Weeks. • Total: 77 Weeks. • Note: The Programme will be subject to liaison with ENJOY to determine whether the works can be phased to allow the Building to be partly occupied. <p><u>Life Expectancy:</u> 15+ years.</p>		
1.1	Erection/Dismantling Of External Scaffold (To Carry Out Concrete Repairs/Edge Protection For Roofing Works etc) to Original Building and to Extension.		1	£105,000.00
1.2	Provisional Sum for internal scaffold to perimeter for concrete repairs.		1	£10,000.00
1.3	Localised external concrete repairs to concrete frame including protective coating.		1	£60,000.00
1.4	Localised internal concrete repairs to concrete frame including protective coating.			£35,000.00
1.5	External AIB removal to facilitate concrete repairs.		1	£5,000.00
1.6	Recommend upgrading high-level flat roof to Original Building. Replace with mineral felt roof and insulation boards.		1	£98,717.00

1.7	New flat roofing coverings/insulation board to Original Building (Lower Flat Roof Areas) of Changing Room Areas.		3	£65,090.00
1.8	Removal of asbestos tiles to mansard roof over Gym Hall Extension.		2	£25,000.00
1.9	New flat roofing coverings/insulation board and pitched roof coverings to Gym Hall.		2	£145,804.00
1.10	New flat roofing coverings/insulation board to Low Level Flat Roofs to East Extension.		3	£101,694.00
1.11	New rooflights to flat roofing coverings/insulation board to Low Level Flat Roofs of East Extension.		3	16,800.00
1.12	Installation of insulated render system to Original Building.		3	£48,763.00
1.13	Replacement of high level windows to Original Building.		3	£91,000.00
1.14	Associated asbestos removal works with regards to window replacement.		3	£30,000.00
1.15	Replacement windows to East Sports Hall Extension.		3	£127,782.00
1.16	Replacement windows and monopitch glazing to North Extension.		3	59,070.00
1.17	Replacement of external doors and fire exits to Original Building, Gym Hall and North Extension.		2	£6,500.00
1.18	Replacement of external doors and fire exits to Gym Hall and North Extension.		3	15,502.00
1.19	Hardstanding Works Including Resurfacing of West Car Park, Rear Area and Pedestrian Areas.		2	£48,397.00
1.20	Boundary wall/fence repairs.		2	£10,000.00
1.21	External Electrical Services Works including lightning protection, external lighting upgrade and CCTV.		3	£70,000.00
1.22	Provisional Sum to undertake internal refurbishment (excluding Swimming Pool Areas).			£100,000.00
1.23	Electrical works (electrical rewire, lighting, emergency lighting, fire alarms, security, lifts etc). Excludes Swimming Pool Area.		2	£240,000.00
1.24	Mechanical Works (boilers, hot and cold water pipes distribution, calorifiers etc). Excludes Swimming Pool Area.		2	£480,000.00
1.25	Mechanical Works (Cold water storage tanks, hot and cold water services, ventilation). Excludes Swimming Pool Area.		2	£180,000.00
1.26	Replacement Lift.		3	£70,000.00
1.27	Contingency Costs (£80,000.00).			£80,000.00
			Sub Total:	£2,325,119.00
1.28	Preliminary Costs (15%).			£348,767.85
1.29	Professional Fees (12%).			£320,866.42
			Budget Cost (Exc. VAT):	£2,994,753.27

ITEM	SUMMARY	IMPLICATIONS OF EACH OPTION	PRIORITY (Levels 1-4)	BUDGET COSTS
OPTION 2: MAJOR REFURBISHMENT WORKS				
	<p>Option 2 includes refurbishment of Original Building and Extension (including the Swimming Pool/Wet Side Areas and Dry Side Areas). Refurbishment works will include upgrading external fabric (including new roofs, windows, external doors and external insulated render system) structural works, internal refurbishment (including backlog maintenance such as new floor coverings, decoration, suspended ceiling etc.), mechanical and electrical works.</p> <p>Note: Excludes toilet refurbishments (used by members of the public as majority of toilets are in good condition).</p>	<p>Advantages:</p> <ol style="list-style-type: none"> Will include major external and internal works to extend the life of the Building. Will include the refurbishment of the Swimming Pool/Wet Side Areas. Will include major M&E Works. Will improve energy efficiency of Building (as external fabric such as roofs, walls and windows will be upgraded). Will resolve the ongoing water ingress issue to the Mansard Roof including the removal of the asbestos tiles. <p>Disadvantages:</p> <ol style="list-style-type: none"> Significant cost for external and internal refurbishment. Includes a limited refurbishment of the internal fabric of the Building (primarily focusing on backlog maintenance, decoration, floor coverings etc.). Will cause significant disruption as either all or part of the Sports Centre would have to be closed during the works (although could be phased). As boiler plant is shared with adjacent Sheltered Housing Complex, there will be a requirement to minimise disruption to Well Wynd Sheltered Housing whilst boiler replacement is undertaken. <p>Anticipated Programme:</p> <ul style="list-style-type: none"> Pre Contract: 25 Weeks. Construction Period: 52 Weeks. Total: 77 Weeks. Note: The Programme will be subject to liaison with ENJOY to determine whether the works can be phased to allow the Building to be partly occupied. <p>Life Expectancy: 15+ years.</p>		
2.1	Draining and refilling pool.		1	£2,928.00
2.2	Erection/Dismantling Of External Scaffold (To Carry Out Concrete Repairs/Edge Protection For Roofing Works etc) to Original Building and to Extension.		1	£105,000.00
2.3	Erection/Dismantling Of Internal Scaffold (To Access Underside of Structural Soffit).		1	£70,000.00
2.4	Removal of suspended ceiling (including bulkheads and ventilation modifications), removal of netting & debris; removal of sprayed insulation (as far as reasonably practical) and all other associated AC & AIB.		1	£270,000.00
2.5	Fire/Protective Coating to steel beams.		1	£7,500.00 (Prov. Sum)
2.6	Localised external concrete repairs to concrete frame including protective coating.		1	£60,000.00
2.7	Localised internal concrete repairs to concrete frame including protective coating.			£35,000.00
2.8	External AIB removal to facilitate concrete repairs.		1	£5,000.00
2.9	Installation of new water resistant suspended ceiling over swimming pool (including bulkheads). Include for secondary support grid for suspended ceiling wires.		1	£77,483.00
2.10	Recommend upgrading high-level flat roof to Original Building (as sprayed insulation to underside of roof will be removed and there is		1	£98,717.00

	minimal existing insulation). Replace with mineral felt roof and insulation boards.			
2.11	Associated Swimming Pool tile repairs.		1	£4,000.00
2.12	New flat roofing coverings/insulation board to Original Building (Lower Flat Roof Areas) of Changing Room Areas.		3	£65,090.00
2.13	Removal of asbestos tiles to mansard roof over Gym Hall Extension.		2	£25,000.00
2.14	New flat roofing coverings/insulation board and pitched roof coverings to Gym Hall.		2	£145,804.00
2.15	New flat roofing coverings/insulation board to Low Level Flat Roofs to East Extension.		3	£101,694.00
2.16	New rooflights to flat roofing coverings/insulation board to Low Level Flat Roofs of East Extension.		3	16,800.00
2.17	Installation of insulated render system to Original Building.		3	£48,763.00
2.18	Replacement of high level windows to Original Building.		3	£91,000.00
2.19	Associated asbestos removal works with regards to window replacement.		3	£30,000.00
2.20	Replacement windows to East Sports Hall Extension.		3	£127,782.00
2.21	Replacement windows and monopitch glazing to North Extension.		3	59,070.00
2.22	Replacement of external doors and fire exits to Original Building, Gym Hall and North Extension.		2	£6,500.00
2.23	Replacement of external doors and fire exits to Gym Hall and North Extension.		3	15,502.00
2.24	Hardstanding Works Including Resurfacing of West Car Park, Rear Area and Pedestrian Areas.		2	£48,397.00
2.25	Boundary wall/fence repairs.		2	£10,000.00
2.26	External Electrical Services Works including lightning protection, external lighting upgrade and CCTV.		3	£70,000.00
2.27	Part Internal Fabric Refurbishment Including Backlog Maintenance (including new floor coverings, decoration, suspended ceiling etc). Excludes toilet refurbishments (used by members of the public as majority of toilets are in good condition).		3	£362,044.00
2.28	Electrical works (electrical rewire, lighting, emergency lighting, fire alarms, security, lifts etc).		2	£300,000.00
2.29	Mechanical Works (boilers, hot and cold water pipes distribution, calorifiers etc).		2	£600,000.00
2.30	Mechanical Works (Cold water storage tanks, hot and cold water services, ventilation).		2	250,000.00
2.31	Mechanical works (associated swimming pool and sauna plant).		2	£150,000.00
2.32	Replacement Lift.		3	£70,000.00
2.33	Contingency Costs (80,000.00).			£80,000.00
			Sub Total:	£3,409,074.00
2.34	Preliminary Costs (15%).			£511,361.10
2.35	Professional Fees (12%).			£470,452.21
			Budget Cost (Exc. VAT):	£4,390,887.31

PRIORITY GRADINGS

PRIORITY GRADES	
Category	Explanation Of Category
Level 1: <i>Urgent Work</i>	Works required in Year 1 that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of the occupants and / or remedy a serious breach of legislation.
Level 2: <i>Essential Work Required Within 2 Years</i>	Work required in Year 2 that will prevent serious deterioration of the fabric or services and / or address a medium risk to health and safety of the occupants and / or remedy a minor breach of the legislation.
Level 3: <i>Desirable Work Required Within 3 to 5 Years</i>	Work required within 3-5 years that will prevent deterioration of the fabric or services and / or address a low risk to the health and safety of the occupants and / or remedy a minor breach of the legislation.
Level 4: <i>Long Term Work Required Outside the 5 Year Planning Period</i>	That will prevent deterioration of the fabric or services.