

Cabinet – 2 July 2014

Supplementary Report:

Update on Darlaston Community Association Sports and Social Recreation Ground Business Plan

Portfolio: Councillor I Shires, Community Engagement and Voluntary Sector
Councillor A Andrew, Regeneration and Transport

Related portfolios: Leisure and Culture, Regeneration

Service: Communities and Public Protection, Property Services, Clean and Green Services

Wards: Darlaston South

Key decision: No

Forward plan: No

1 Summary of report

- 1.1 This supplementary report provides a further update on the developments relating to the Darlaston Community Association Limited (DCA) and the Sports and Social Club at Hall Street Sports Recreation Ground (Darlaston Rec.). It reminds Cabinet that they agreed on 19 March 2014 to invest funds for essential works to bring Darlaston Rec. up to an acceptable standard, as set out in sections 3.2.2, 3.2.3 and 3.2.4 of this report, noting that this is subject to the Cabinet receiving a robust business plan that justifies this investment, as previously agreed with the Trustees.
- 1.2 Work to develop a robust business plan is ongoing as per the substantive report. However some issues remain to be resolved and in the meantime there is a need to progress essential works (including the need to resolve urgent water management issues) to ensure that the facility is preserved as an asset for local residents. If a decision on these works is deferred until September there is a risk that Darlaston Rec. facility may have to close on health and safety grounds.
- 1.3 Members are asked to consider whether the essential works as set out in this supplementary report are commissioned and that a further report be submitted to Cabinet once the outstanding elements of the business plan are resolved as per the substantive report before Cabinet. At this time Cabinet will also have an opportunity to consider DCA's request for an extension of the current lease.
- 1.4 The additional recommendations 2.4 and 2.5 contained in this report in addition to the recommendations contained in the substantive report would enable the commissioning of asbestos removal works to the boiler/plant room and the

replacement of the hot and cold water system. This is required to enable the effective management of legionella and minimise any risk to public health.

2 Additional Recommendations

- 2.4 Cabinet consider whether they wish to commission the essential works as set out in the section 3.2.
- 2.5 If Cabinet decides to commission the essential works it delegates authority to the Executive Director for Neighbourhood Services to commission the essential works set out in sections 3.2.2, 3.2.3 and 3.2.4 of this report from Property Services.

3 Report Detail

3.1 Context

3.1.1 Darlaston Rec. was formerly the GKN Sports and Social Club. It was acquired by the Council from GKN in 1975. A 21 year lease of the site was granted to DCA in 1996. This secured Lottery funding for an artificial sports pitch and other improvements. No rent is payable by DCA to the Council.

3.1.2 Rough Hay suffers with a number of poor indicators when compared with the rest of Walsall or the national average. Some of these include:

- Poor health and well-being – the area has markedly worse life expectancy than the rest of Walsall including high infant mortality and the highest level of childhood obesity for children starting school in Walsall. Respiratory mortality is significantly higher than the Walsall and national average.
- Low skills – 72% of adults have no or low qualifications, 60% of school leavers do not enter further education and 89% do not enter higher education.
- Employment and jobs – 9% of adults are job seekers compared to the national average of 4%. 13% are on incapacity benefit compared to the national average of 7%.

3.1.3 Rough Hay has very few facilities for community use – the DCA site is the only facility that can provide open space and the potential for activities to improve residents' health through exercise and managed activities. The business plan being developed by DCA is focussed on tackling the indicators by focussing on jobs/training activities and health issues.

3.1.4 As stated in the Cabinet Report in March 2014, the Council's Green Space Strategy demonstrated that the Darlaston/Bentley partnership area performs least well within Walsall, suggesting the desirability of retaining open space provision within the area.

3.2 Essential works

3.2.1 As previously reported, the building and grounds need investment to bring them up to an acceptable standard. Estimated costs have been prepared for a range of improvement works to the building and grounds to ensure that the premises are fit for purpose.

3.2.2 Essential required works to the building and property, not including grounds maintenance, total one off costs of £255,750 and are broken down as follows:

• Asbestos strip of boiler/plant room	£15,000
• Full rewire	£60,000
• Hot and cold water upgrade	£50,000
• New gas supply and heating upgrade	£50,000
• Kitchen upgrade	£10,000
• Tarmac pathway resurfacing	£15,000
• Window and door replacement	£25,000
• DDA Toilet refurbish	£3,000
• Resurfacing to driveway	£2,000
• Asbestos survey	£1,000
• Construction Design Management	£1,500
• Property Services Fees (10%)	£23,250

3.2.3 Reinstatement works to the bowling green and other grounds maintenance improvements total £32,445 and are broken down as follows:

• Cut back hedges	£1,170
• Prune shrubs	£2,925
• Bowling green renovations	£9,000
• Bowling green edging boards and sand	£2,000
• Tree survey and required maintenance	£5,850
• Replace or refurbish existing benches	£5,000
• Supply and install ten litter bins	£3,500
• Replace/repaint posts and rails	£3,000

3.2.4 In addition to the above grounds maintenance costs there would be an annual cost of £14,400 to carry out maintenance to the whole site and there would need to be conversations with DCA to determine that income levels within the organisation could sustain the level of maintenance required.

3.2.5 All of the above works are initial estimates and would be subject to competitive tendering processes.

3.2.6 The asbestos strip and hot and cold water upgrade will enable the resolution of water management issues and reduce the risk of an outbreak of legionella at the premises. Recently legionella bacteria have been found to be present in the building's water system. Action, chemical treatment, was taken to resolve the issue but bacteria have returned and regular monthly chemical treatments will be required. It should be note that this does not present a immediate public health risk as precautionary measures have been implemented, however action is required as matter of expediency. The cost of this is c.£600 per month. Under the terms of the lease DCA is responsible for statutory compliance and this would include water safety management and the control of legionella. However as DCA does not have the financial resources to fund monthly treatments it is importance

that the asbestos strip and hot and cold water upgrade proceed as soon as practicable.

4 Risk Management

- 4.1 The Council needs to ensure that the premises are safe, and do not present a risk of injury or harm to health.

5 Financial

- 5.1 In summary the funding requested to bring the building and grounds up to acceptable standards are as follows, final costs being subject to tender.

One-off necessary expenditure to the building	£255,750
One-off reinstatement and improvement works to the grounds	£32,445
Total necessary one-off expenditure	£288,195
Ongoing maintenance of grounds	£14,400
Total ongoing expenditure	£14,400

The capital works is one-off and could be funded from a revenue contribution to capital outlay (RCCO) using one-off windfall monies/project reserves in 2013/14 to fund the scheme. Investment requires formal Cabinet approval. The revenue funding could be allocated from reserves in 2014/15 with an adjustment made to the 2015/16 revenue budget in the upcoming budget process.

6 Legal

- 6.1 As previously reported Legal Services and Asset Management have been involved in the reviewing of the existing lease at Darlaston Rec and would be involved in the negotiation of the terms of any new lease.
- 6.2 DCA's lease expires in September 2017. Although DCA has security of tenure and will be able to apply to the Court for a lease renewal for a term of up to fifteen years, any consideration of extension of this can be undertaken by the Council once it has received the final version of a robust business case as set out in the substantive report.

7 Property Implications

- 7.1 As previously reported the proposed investment could be made on a 'without prejudice' basis, notwithstanding the terms of the lease between the Council and DCA. On completion of the works DCA would remain responsible for future maintenance and upkeep of Darlaston Rec.

8 Health and Wellbeing Implications

- 8.1 The purpose of this report is to address essential maintenance requirements at the facility to enable it continue as a public resource.

Background Papers

Cabinet report 19 March 2014

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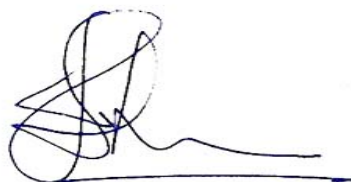
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2 July 2014



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