



PLANNED PREVENTATIVE MAINTENANCE PROGRAMME

RELATING TO:
Stratford Park Leisure Centre

PREPARED BY:
PMP, 1 Berkeley Square, Bristol, BS8 1HL

ISSUE DATE:
07 December 2023

REPORT PREFACE



View of Stratford Park Leisure Centre main entrance taken from the south

Client Name:	Stroud District Council
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Client Address:	Ebley Mill, Ebley Wharf, Stroud, Gloucestershire, GL5 4UB
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Document Prepared by:	Mat Belgrove BSc (Hons) MRICS
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Job Reference:	8283B
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INTRODUCTION

Instructions and Brief

We received instructions to proceed with an inspection of Stratford park Leisure Centre on 27 October 2023 on behalf of Stroud District Council.

The purpose of the survey was to carry out a visual inspection of the property and report on the nature and condition of the fabric, internally and externally, with the view to producing a Planned Preventative Maintenance Programme (PPM).

This report provides a brief commentary of the methodology employed by PMP while undertaking the visual inspection and preparing the PPM Programme. The information provided throughout this document should be read in conjunction with the information set out within the main PPM Programme.

We confirm that the anticipated limitations apply in full to our inspection and this report and the works will be completed as per our standard Terms and Conditions, which are detailed in Appendix C.

In addition to the anticipated limitations, we confirm that the following limitations also apply to our work:

- We were unable to inspect any concealed or not accessible areas.
- Occupied and vacant tenant demised areas have not been included within our inspection we have assumed that these areas are demised solely to the tenants.
- Clancy have been instructed separately to report on the Mechanical and Electrical services.

Site Inspection

The property was inspected as detailed below:

Name	Organisation	Dates of Inspection
Mat Belgrove	PMP	27 October 2023
Ian Mather	Withycombe Design	27 November 2023

We were accompanied during our inspection by the Facilities Manager.

For the purpose of description and identification, we have described the elevation which fronts Central Road as facing due north.

Terminology

Where the expressions immediate, short term, medium term and very long term are used they genuinely mean the following.

- Immediate: Within 1 Year
- Short Term: Within the Next 2 to 3 Years
- Medium Term: Within the Next 5 to 8 Years
- Long Term Within the Next 9 to 10 Years

Why Planned Maintenance

The aim of the PPM is to record the current condition of the building's structure and fabric elements, and thereafter report on the anticipated life cycle. This will enable the development of a long term maintenance costing strategy.

The key objectives of the maintenance programme are as follows:

- Protection of the investment to ensure high utilisation of the building and its long life. Maintenance affects the profitability of the organisation.
- Safeguarding the return on the investment. High maintenance levels are required to ensure that the quality finishes remains at an acceptable standard.
- Cost control, timely planned maintenance enables efficient use of resources.
- Establishing a safe environment. The safety of the building and establishing a safe working environment must remain of paramount importance. Preventative maintenance closes the gap between actual state of the building and an acceptable standard.

METHODOLOGY

Overall Methodology

It is intended that the initial PPMP provides the starting point for an ongoing maintenance regime, which will involve regular monitoring and updating as maintenance work progresses. We have assumed that replacement components would be on a like for like basis and will therefore not include any upgrades or enhancements.

Please refer to the PPMP (Appendix A) for detail and locations of repair items.

COSTS BASIS

Planned Maintenance Costs

The costs are based on each item of work being instructed independently. Therefore the net construction costs do not take into account any allowance for site specific logistic issues, limitations in working hours, out of sequence working, disruptive / non-productive working, mobilisation / set up and re-establishment issues, out of hours working, accelerated working practices and other variable factors which may impact on the costs.

An important consideration when planning maintenance activities is to maximise the use of access facilities. The cost of accessing the building is a large proportion of the planned maintenance budget, therefore where appropriate we have programmed repair and redecoration items to coincide with the access requirements. Please note that some essential annual maintenance activities will still require some form of access arrangement.

For consistency of cost information, the rates contained within the Spons Pricing Book, BCIS Dilapidations Price Book and rates from recent tenders have been used as a guide. Please note that rates have been adjusted where deemed appropriate.

Term Maintenance Costs

Operational and term maintenance costs for the building, such as day-today cleaning and gutter clearance have been included.

On Costs

Each cost within the Schedule is priced independently to allow each work item to be instructed separately. However, economies of scale can be achieved if, for example, decoration items are instructed as a package.

We have not included a contingency sum at this stage.

RECOMMENDATIONS

The following section details our observations and opinions on the condition of the building. A flag system has been used to identify points which need urgent attention, or which are significant in terms of the proposed transaction. For an explanation of the flag system please refer to the executive summary.

Keep Up to Date Information

- The PPM is a live document and should be updated to reflect “real” information of the condition and when works have been carried out.
- We would recommend that regular surveys are undertaken and for a full condition survey to be carried out on a quinquennial basis to ensure that the information is updated and remains useable.

Forecast Versus Actual Costs

- We recommend that the PPM Programme be updated to reflect actual cost for the elements of work indicated, in order to record and benchmark live cost data for future analysis.

APPENDIX 1

Fabric Planned Preventative Maintenance Programme

Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
3. Gym														
	Single ply roof covering	Build up of silt and debris	3. Preventative	Clear roof coverings and rainwater outlets annually	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00
		Damage to membrane due to foot traffic and plant installations	2. Essential	Patch repairs on-going	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
		Upstands and parapets overlaid with single ply which is lifting in localised areas	3. Preventative	Repair and maintain single ply overlaid to upstands and parapets	1,000.00		1,000.00		1,000.00		1,000.00		1,000.00	
		Single ply roof covering replacement as life expired	2. Essential	Anticipate repairs in the medium term and partial replacement (50%) of single ply roof covering to flat roof					20,000.00					80,000.00
	Tiled roof domes and roof lights	Damaged and missing tiles. Inappropriate foil tape repairs	3. Preventative	Repairs and replacement tiles required. Future repairs foreseen	2,000.00			2,000.00			2,000.00			2,000.00
		Leadwork flashings and gutters suffer localised deterioration	3. Preventative	Repair and replace damaged leadwork	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
		Rooflights are heavily UV degraded to 12 no. roof domes	4. Beneficial	Apply Giromax Rooflight Clearcoat, or similar to extend the life of rooflights. Allow future replacement	1,500.00							4,500.00		4,500.00
	Fall arrest handrail	Annual maintenance test and certify	1. Statutory	Test and certify and carry out necessary repairs	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
4. Squash 1														
	Single ply roof covering	Build up of silt and debris	3. Preventative	Clear roof coverings and rainwater outlets annually	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
		Damage to membrane due to foot traffic and plant installations	2. Essential	Patch repairs on-going	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
		Upstands and parapets overlaid with single ply which is lifting in localised areas	3. Preventative	Repair and maintain single ply overlaid to upstands and parapets	500.00		500.00		500.00		500.00		500.00	

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
		Single ply roof covering replacement as life expired	2. Essential	Anticipate repairs in the medium term and partial replacement (50%) of single ply roof covering to flat roof						5,000.00					17,500.00
	Fall arrest handrail	Annual maintenance test and certify	1. Statutory	Test and certify and carry out necessary repairs	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
5. Squash 2-4															
	Single ply roof covering	Build up of silt and debris	3. Preventative	Clear roof coverings and rainwater outlets annually	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
		Damage to membrane due to foot traffic and plant installations	2. Essential	Patch repairs on-going	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
		Upstands and parapets overlaid with single ply which is lifting in localised areas	3. Preventative	Repair and maintain single ply overlaid to upstands and parapets	750.00		750.00		750.00		750.00		750.00		750.00
		Significant internal ingress noted to squash court ceiling. Staining and deterioration to timber roof joist ends	2. Essential	Investigate leak source (suspected parapet/ junction to roof). Resolve water ingress and repair & redecorate structural timbers and deck. Allow for future repairs	20,000.00					5,000.00					10,000.00
		Single ply roof covering replacement as life expired	2. Essential	Anticipate repairs in the medium term and partial replacement (50%) of single ply roof covering to flat roof						12,500.00					42,500.00
	Fall arrest handrail	Annual maintenance test and certify	1. Statutory	Test and certify and carry out necessary repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
6. Pool & Plant															
	Fibreglass roof covering	Build up of silt and debris	3. Preventative	Clear roof coverings and rainwater outlets annually	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
		Damage to roof covering due to foot traffic and plant installations	2. Essential	Localised repairs and increased allowance for partial replacement	250.00	250.00	250.00	250.00	250.00	5,000.00	250.00	250.00	250.00	250.00	10,000.00

Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
		Upstands in fibreglass with single ply cappings which are lifting in localised areas	3. Preventative	Repair and maintain single ply overlaid to upstands and parapets	500.00		500.00			500.00		500.00		500.00
	Fall arrest handrail	Annual maintenance test and certify	1. Statutory	Test and certify and carry out necessary repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
General flat roof repair														
All areas	Services penetrations	Deterioration to junctions with roof and services penetration junctions	3. Preventative	Inspect and repair junctions	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
	Roof walkway matting	Displaced and missing roof walkway matting	4. Beneficial	Reinstate displaced and missing roof walkway matting	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
	PV Panels	General cleaning to ensure optimal operation	4. Beneficial	Clean PV panels	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Cat ladders	Annual maintenance test and certify	1. Statutory	Test and certify and carry out necessary repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Outdoor pool area														
	Pitched hipped plain tiled roofs to 3 no. Kiosk buildings	Slipped and missing tiles to roof pitch, hips and ridge. Moss and debris build up	3. Preventative	Replace missing tiles and foreseen future replacement felt and batten works. Clear moss and debris	1,500.00	500.00	1,500.00	500.00	1,500.00	500.00	2,500.00	500.00	5,000.00	500.00
	Glazed pitched atrium roofs	Localised glazing and seal replacements foreseen	3. Preventative	Replace damaged glazing and seals	2,000.00		2,000.00		2,000.00		2,000.00		2,000.00	
	Flat roofs to entrance areas, changing rooms and ancillaries	Build up of silt and debris	3. Preventative	Clear roof coverings and rainwater outlets annually	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
		Water ingress causing spalling and failing concrete roof decks	2. Essential	Cut back areas where concrete has failed. Repair sections of concrete, or rebuild in timber and install new waterproofing	10,000.00		10,000.00		10,000.00		10,000.00		10,000.00	

Property: Stratford Park Leisure Centre, Stroud

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					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
	Rainwater goods serving roofs	Rainwater goods choked with moss and leaf litter	3. Preventative	Clear moss and leaf litter from rainwater goods. Allow for localised future replacement of rainwater goods	1,000.00	1,500.00	1,000.00	1,500.00	1,000.00	1,500.00	1,000.00	1,500.00	1,000.00	1,500.00
	Soffits and Fascias	Previously decorated timber soffits and fascias	3. Preventative	Prepare and redecorate timber soffits and fascias	4,000.00					4,000.00				4,000.00
Elevations														
Leisure Centre														
Roof level elevations														
	Internal roof level elevations	Environmental deposits and staining to manmade Cotswold rubble finished masonry elevations	3. Preventative	Clean and carry out localised repointing to southern elevation in a phased manner						5,000.00				
Southern elevations														
	Main entrance and adjacent elevations	Environmental deposits and staining to manmade Cotswold rubble finished masonry elevations	3. Preventative	Clean and carry out localised repointing to southern elevation in a phased manner			15,000.00							
	Fenestration and doorsets	Replacement seals and failed IGU's foreseen	3. Preventative	Replace future seals and failed IGU's			2,000.00			2,000.00			4,000.00	
		Existing doorsets require future easing and adjusting	3. Preventative	Ease and adjust doors and allow for future replacements				1,500.00		1,500.00		1,500.00		1,500.00
Eastern elevations														
	Sports Hall and Dance Studio elevations/entrances	Environmental deposits and staining to manmade Cotswold rubble finished masonry elevations	3. Preventative	Clean and carry out localised repointing to southern elevation in a phased manner						10,000.00				
	Fenestration and doorsets	Existing doorsets require future easing and adjusting	3. Preventative	Ease and adjust doors and allow for future replacements				500.00		500.00		500.00		500.00
Northern elevations														
	Squash court and ramp elevation	Environmental deposits and staining to manmade Cotswold rubble finished masonry elevations	3. Preventative	Clean and carry out localised repointing to southern elevation in a phased manner			15,000.00							

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					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
	Tower to pool plant room	Significant areas of failing render requiring repair and redecoration	2. Essential	Hack off failing render and renew. Prepare and decorate and allow for future decoration cycles	5,000.00					3,000.00				3,000.00	
	Joinery and fenestration	Existing doorsets and other joinery requires easing and adjusting and redecoration	3. Preventative	Ease and adjust, prepare and decorate and allow for future decoration cycles	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
		Several of the doors have failed and require replacement	2. Essential	Recommend replacing failed doorsets with non-maintenance aluminium units on a cyclical basis	5,000.00					5,000.00				5,000.00	
	Metal framed Crittall Type windows and grills	Localised corrosion, and failing glazing putties	3. Preventative	Prepare, repair putties and redecorate	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
	Cast Iron Downpipes serving pool rooms	Localised corrosion, failing joints and decorative surfaces	3. Preventative	Prepare, seal joints and decorate		750.00		750.00			750.00		750.00		750.00
	Security doors/ railings to outdoor pool entrance	Localised failing decorative finishes	3. Preventative	Prepare and decorate. Allow for future recordation cycles		750.00					750.00				750.00
	Doors and windows to pool plant rooms	Corrosion, deterioration and failing window and doorsets	2. Essential	Replace failed units and ease/ adjust, repair and decorate where necessary	2,500.00		2,500.00		2,500.00		2,500.00		2,500.00		2,500.00
INTERNALLY															
Lower Ground															
Main Sports Hall															
	Flooring	Future repairs and line markings to floors	4. Beneficial	Reinstate sport court line markings due to wear and tear. Carry out localised future repairs	1,000.00			5,000.00				2,500.00			2,500.00
	Decoration	Previously decorated wall and doors to undercroft storage required future decoration	3. Preventative	Prepare & decorate walls. Ease and adjust doors and decorate	1,500.00			1,500.00				1,500.00			1,500.00

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					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
	Storage areas	Roller shutter to storage areas	3. Preventative	Service, repair, ease and adjust roller shutter	250.00			250.00			250.00			250.00
		Minor cracking in storage area concrete slab	2. Essential	Cut back and repair cracking to concrete floor. Allow future repairs	500.00			500.00			500.00			500.00
		Painted walkways to storage areas	3. Preventative	Prepare and redecorate red walkways	500.00			500.00			500.00			500.00
	Roof soffit	Anticipate future repairs to roof deck	3. Preventative	Repairs to roof deck				10,000.00					10,000.00	
	Steel lattice beams	Soiled finishes to steel work	4. Beneficial	High level inspection and clean						5,000.00				5,000.00
Activity Hall														
	Flooring	Future repairs to floors	4. Beneficial	Carry out localised future repairs	1,000.00			5,000.00			2,500.00			2,500.00
	Joinery	Future repair and decoration anticipated	3. Preventative	Ease and adjust, prepare and redecorate previously decorated joinery and allow for future decoration	1,500.00					1,500.00				1,500.00
	Decoration	Previously decorated blockwork walls and entrance double doors require future decoration	3. Preventative	Prepare & decorate walls. Ease and adjust doors and decorate	1,000.00			1,000.00			1,000.00			1,000.00
	Ceilings	Stained ceiling tiles require replacement	3. Preventative	Investigate and resolve source of leak. Replace ceiling tiles. Allow future repair and replacement	2,000.00			1,000.00			1,000.00			1,000.00
	2 no. stair cases serving ground and first floors	Limited deterioration to finishes. Anticipate redecoration in year 1. Staircase handrails and strings, nosings/ flooring and soffits in future years	4. Beneficial	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles	5,000.00			10,000.00			5,000.00			10,000.00
	Lift car and surrounds (3 floors)	Minor mechanical damage to lift car and door surrounds	3. Preventative	Repair lift car and surrounds and allow for future repairs	5,000.00			2,500.00			2,500.00			5,000.00

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Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Ground Floor														
Entrance	Entrance and Reception area	Limited deterioration to finishes. Anticipate redecoration year 1. Flooring and ceiling tile replacements in future years	4. Beneficial	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles	750.00			2,500.00			750.00			2,500.00
Cafeteria	Cafeteria & Servery area	Limited deterioration to finishes. Anticipate redecoration year 1. Flooring and ceiling tile replacements in future years	4. Beneficial	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles	2,500.00			10,000.00			1,000.00			10,000.00
		Reception desk replacement foreseen in future years	3. Preventative	Replace reception desk										7,500.00
		Turnstiles maintenance required. Replacement foreseen in future years	3. Preventative	Repair turnstiles and allow future replacement	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	5,000.00
Offices	Offices and meeting rooms	Deterioration to decorated surfaces and ceiling tiles	2. Essential	Redecorate and repair/ replace damaged ceiling tiles and grid. Allow future decoration and ceiling works	4,000.00			2,000.00			2,000.00			2,000.00
		Carpet tiles future replacement foreseen	3. Preventative	Repair & replace carpet tiles				500.00			500.00			1,000.00
Kitchen	Kitchen Facility	Deterioration to finishes. Anticipate redecoration year 1. Flooring and ceiling tile replacements in future years	4. Beneficial	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles	1,000.00			2,500.00			1,000.00			1,000.00
Main Corridors	Main Corridor areas	Limited deterioration to finishes. Anticipate redecoration year 1. Flooring and ceiling tile replacements in future years	4. Beneficial	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles in future years	2,500.00			10,000.00			1,000.00			10,000.00
Squash Court no. 1	Finishes to squash court & viewing gallery	Floor coverings are marked and worn	2. Essential	Replace floor coverings to viewing gallery/ corridor	2,000.00			500.00			500.00			2,000.00

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					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Indoor pool														
	Soffit	Numerous ceiling tiles are discoloured and require replacement	3. Preventative	Subject to access, when carrying out other works, replace ceiling tiles and allow future replacement	5,000.00					5,000.00				5,000.00
		Glulam/ timber beams	3. Preventative	Future repair and maintenance of timber beams	5,000.00					5,000.00				5,000.00
	Joinery	Timber varnished internal windows require future decoration to viewing gallery	3. Preventative	Allow for preparation and future decoration of windows				3,000.00					3,000.00	
		Timber doorsets require decoration. Future easing and adjusting and redecoration required	3. Preventative	Redecorate internal doors, ease and adjust. Allow for future redecoration	2,000.00			2,000.00					2,000.00	
	Decorated surfaces	Previously decorated surfaces are failing and require redecoration	3. Preventative	Prepare and decorate previously decorated surfaces	5,000.00			5,000.00					5,000.00	
Indoor pool plant area														
	Concrete soffits	Significant corrosion to exposed re-bar and failure to sections of concrete soffit	2. Essential	Cut back damaged sections of concrete, treat re-bar and carry out specialist concrete repair. Allow future inspections (annually) and repairs	5,000.00	2,500.00	2,500.00	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
			2. Essential	Carry out further investigations to reinforced concrete to identify and test any areas of failing concrete and re-bar	3,000.00									
	Timber doorsets at entrance to plant room	Timber doorsets require decoration and the internal door is poorly fitting	3. Preventative	Repair and rehang internal door, ease and adjust both doors. Allow future decoration	1,000.00			1,000.00				1,000.00		
	Timber doorsets throughout plant room	Timber doorsets require easing and adjusting and redecoration	3. Preventative	Repair, ease and adjust doorsets. Allow future decoration	1,500.00			1,500.00				1,500.00		

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Location	Description	Defect	Classification	Maintenance Required	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
	Decorated surfaces	Previously decorated surfaces are failing and require redecoration	3. Preventative	Prepare and decorate previously decorated surfaces. Allow future decoration	5,000.00					5,000.00					5,000.00
	Steel roller shutter and pedestrian door	Corrosion and deterioration to access door and roller shutter. Allowing driving rainwater to ingress and flood plant area	2. Essential	Replace roller shutter and pedestrian door with alternative louvred doorset, with flush weatherbar threshold arrangement to allow full width opening and limiting water ingress	10,000.00										
	Concrete	Concrete pads supporting plant are cracked	2. Essential	Repair concrete pads	2,000.00										
	Steel work	Corrosion to Steel supports/ mezzanine structure	2. Essential	Prepare and treat corrosion & decorate	2,500.00										
First Floor															
Fitness suite															
	Soffits	Previously decorated soffits and roof lights	3. Preventative	Allow future preparation and decoration & coordination with external rooflight replacement	4,000.00					4,000.00					4,000.00
		Suspended Ceilings	Refurbishment works recently undertaken. Localised repair and replacement foreseen in future years	3. Preventative	Repair/ replace ceiling tiles in future years		500.00				500.00				500.00
	Walls	Previously decorated blockwork walls	3. Preventative	Allow future preparation and decoration	4,000.00					4,000.00					4,000.00
	Flooring	Limited deterioration to finishes. Decoration in year 1. Flooring and ceiling tile replacements in future years	3. Preventative	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles. Allow for future repair/ replacement	2,500.00					5,000.00					10,000.00
	Joinery	Future repair and decoration anticipated	3. Preventative	Ease and adjust, prepare and redecorate previously decorated joinery and allow for future decoration	2,500.00					2,500.00					2,500.00

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Bike Studio														
	Soffits & walls	Previously decorated soffit & walls	3. Preventative	Allow future preparation and decoration	750.00					750.00				750.00
	Flooring	Timber floors require future repairs	3. Preventative	Allow future repair						1,500.00				1,500.00
	Joinery	Future repair and decoration anticipated	3. Preventative	Ease and adjust, prepare and redecorate previously decorated joinery and allow for future decoration	2,500.00					2,500.00				2,500.00
Weights Studio														
	Suspended Ceilings	Refurbishment works recently undertaken. Localised repair and replacement foreseen in future years	3. Preventative	Repair/ replace ceiling tiles in future years						500.00				500.00
	Walls	Previously decorated walls	3. Preventative	Allow future preparation and decoration	750.00					750.00				750.00
	Flooring	Limited deterioration to finishes. Decoration in year 1. Flooring and replacements in future years	3. Preventative	Prepare and redecorate previously decorated surfaces, replace damaged and worn flooring and ceiling tiles. Allow for future repair/ replacement	1,000.00					2,000.00				4,000.00
	Joinery	Future repair and decoration anticipated	3. Preventative	Ease and adjust, prepare and redecorate previously decorated joinery and allow for future decoration	500.00					500.00				500.00
Health suite changing														
	Refurbished shower and changing	Refurbishment works recently undertaken. Localised repair and replacement of FF&E foreseen in future years	3. Preventative	Repair/ replace furniture, lockers, cubicle partitioning etc	250.00	500.00	500.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,500.00
			3. Preventative	Repair/ replace sanitary and brassware	250.00	500.00	500.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,500.00
	Flooring, wall and ceiling surfaces	Tiled floors, walls and decorated surfaces	3. Preventative	Repair damaged tiles, prepare and decorate joinery & wall finishes			2,500.00			2,500.00			2,500.00	

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
	Suspended Ceilings	Refurbishment works recently undertaken. Localised repair and replacement foreseen in future years	3. Preventative	Repair/ replace ceiling tiles in future years						2,000.00					2,000.00
Exercise/ Dance Studio															
	Flooring	Future repairs to floors	4. Beneficial	Carry out localised future repairs	1,000.00			5,000.00				2,500.00			2,500.00
	Finishes	Previously decorated blockwork walls and entrance double doors require future decoration	3. Preventative	Prepare & decorate walls, including stores. Ease and adjust doors and decorate	1,000.00			1,000.00				1,000.00			1,000.00
	Ceiling tiles	Ceiling tiles require future replacement	3. Preventative	Investigate and resolve source of leak. Replace ceiling tiles. Allow future repair and replacement				1,000.00				1,000.00			1,000.00
	Joinery	Future repair and decoration anticipated	3. Preventative	Ease and adjust, prepare and redecorate previously decorated joinery and allow for future decoration	2,000.00					2,000.00					2,000.00
Squash Courts															
	Squash Courts nos. 2 - 4 and corridor	Vinyl floor coverings will require future repair and replacement to corridor	4. Beneficial	Repair floor coverings to corridor						1,000.00					2,400.00
	Flooring	Timber floors to squash courts anticipated future repairs	3. Preventative	Allow for future repairs to timber floors to squash courts			3,000.00				3,000.00			3,000.00	
	Decoration	Previously decorated blockwork & hardwall walls and doors to courts and services cupboards require redecoration	3. Preventative	Prepare & decorate walls. Repair localised sections of hardwall to squash court. Ease and adjust doors and decorate	6,000.00					4,000.00					5,000.00
	Soffit	Significant internal ingress noted to squash court ceiling. Staining and deterioration to timber roof joist ends	2. Essential	Roof leaks to be investigated (see roof section). Following resolution of water ingress issues, allow to repair internal elements, timber, deck and leave ready to decorate. Allow for future repairs	20,000.00					5,000.00					5,000.00

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
		Timber soffit to squash courts in poor decorative condition	2. Essential	Following resolution of leaks and timber repair works, allow to thoroughly prepare and redecorate. Allowance for future decoration cycles	10,000.00					2,000.00					2,000.00
Ancillary stores															
	Internal enclosure	Soiled internal flat roof to store	3. Preventative	Clean and clear and allow future maintenance	250.00		250.00			250.00		250.00		250.00	
	Ceiling	Staining to ceiling to store	2. Essential	Identify and resolve leak in conjunction with squash court roof works. Make good and redecorate store areas	2,000.00										
	Flooring	Vinyl floor coverings will require future repair and replacement to store	4. Beneficial	Repair floor coverings to store						250.00					500.00
	Decoration	Decoration required to store walls and ceilings	3. Preventative	Prepare and redecorate previously decorated surfaces. Allow for future decoration cycles	2,000.00			2,000.00				2,000.00			2,000.00
		Maintenance required to doorsets, including 1 door requiring rehangng. Decoration required	2. Essential	Rehang store doorset, ease and adjust all doors. Prepare and redecorate and allow for future decoration cycles	2,000.00			1,750.00				1,750.00			1,750.00
	Fire strategy	FF&E located on fire escape route	1. Statutory	Relocate FF&E and review occupational fire strategy	1,000.00										
Outdoor Pool															
Changing Village															
	Refurbished shower and changing blocks	Refurbishment works recently undertaken. Localised repair and replacement of FF&E foreseen in future years	3. Preventative	Repair/ replace furniture, lockers, cubicle partitioning etc	250.00	500.00	500.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,500.00
			3. Preventative	Repair/ replace sanitary and brassware	250.00	500.00	500.00	1,000.00	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,500.00
	Flooring, wall and ceiling surfaces	Tiled floors, walls and decorated surfaces (walls & joinery)	3. Preventative	Repair damaged tiles, prepare and decorate joinery, wall and ceiling finishes			5,000.00			5,000.00				5,000.00	

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
External Areas														
	Planting to perimeter areas	Remaining leaf litter and build up of detritus	4. Beneficial	Clear vegetation from surrounding areas	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
	Perimeter shiplap fencing	Future timber treatment required to fencing	3. Preventative	Future repair and timber treatment foreseen to boundary		1,000.00		1,000.00		1,000.00		1,000.00		1,000.00
Outdoor pools external areas														
	Paving and concrete hardstanding areas	Paving slabs are uneven, pointing is missing leading to vegetation growth	2. Essential	Lift and reset paving, replace damaged slabs, rebed and repoint on a cyclical basis	5,000.00			5,000.00				5,000.00		5,000.00
		Concrete slab has cracked/ failed in localised areas	2. Essential	Cut out and replace localised damaged sections of concrete slab	2,500.00			2,500.00				2,500.00		2,500.00
		Stained hardstanding surfaces	3. Preventative	Jet wash hardstandings to limit slip hazards	1,000.00		1,000.00		1,000.00		1,000.00		1,000.00	
	Decoration	Non-slip decoration to stair nosings/ level changes	3. Preventative	Prepare and decorate stair nosings on a cyclical basis	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00
		Decorative signage around pool	2. Essential	Redecorate signage	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
	Concrete diving board	Localised spalling concrete and failing decorative finishes	2. Essential	Prepare, repair and decorate	1,000.00	750.00	1,000.00	750.00	1,000.00	750.00	1,000.00	750.00	1,000.00	750.00
	Low level walls and parapets	Failing pointing, spalling stonework and copings	2. Essential	Repoint, lift, replace damaged and reset copings	2,500.00			2,500.00				2,500.00		2,500.00
	External railings	Previously decorated railings require future decoration	3. Preventative	Prepare and redecorate railings on a cyclical basis	1,000.00			1,000.00				1,000.00		1,000.00
	Features and furniture	Future repair and replacement to tables, benches, bins etc	3. Preventative	Repair and replace furniture	2,500.00		2,500.00		2,500.00		2,500.00		2,500.00	
	Non slip surfaces to southwest seating area	Local deterioration and staining and future replacement foreseen	3. Preventative	Clean, repair and allow for future renewal	500.00			500.00				1,500.00		500.00

Property: Stratford Park Leisure Centre, Stroud

Location	Description	Defect	Classification	Maintenance Required	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
	Line Markings	Worn and damaged line markings	3. Preventative	Renew and repair damaged and worn line markings	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
	Cotswold stone	Vegetation and detritus build up	3. Preventative	Apply herbicide and remove vegetation and detritus & replenish stone annually.	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Additional landscaping	Landscaping and removal of vegetation required	3. Preventative	Landscaping and removal of vegetation, over and above maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Generally														
	Asbestos register	Asbestos register was reviewed and ACM's identified requiring remedial works	1. Statutory	Report on ACM's on annual basis	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
		Following completion of the asbestos survey, asbestos maintenance and potential removal works foreseen	1. Statutory	Carry out asbestos maintenance works on a cyclical basis	5,000.00	2,500.00	2,500.00	2,500.00	5,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
	Fire Risk Assessment	No up to date Occupational Fire Risk Assessment was available	1. Statutory	Undertake Occupational Fire Risk Assessment and update annually	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
					457,250.00	66,400.00	133,650.00	168,850.00	308,850.00	283,100.00	341,100.00	281,350.00	331,250.00	783,950.00

Summary : Stratford Park Leisure Centre, Stroud



Property Description:

Stratford park Leisure Centre was completed in 1975 and sits within the grounds of Stratford Park, Stroud.

The reconstituted rubble stone elevation, fenestration and flat roofs enclose on the facility which includes a gym, 25 metre indoor swimming pool with viewing area, outdoor pool incorporating a 10m cast-in-situ curved concrete 3-level diving board, two sports halls, 4 squash courts, outdoor astroturf all-weather pitch and hard court tennis courts

Additional facilities include cafeteria, office facilities and extensive changing, wc and shower provision.

The building structure is assumed combination of steel and concrete frame, with external buttresses. The floors are concrete and the roof is believed to be stramit board.

Key Maintenance Issues:
(Red: Urgent, Amber: Significant Issues, Green: Limited Risk)

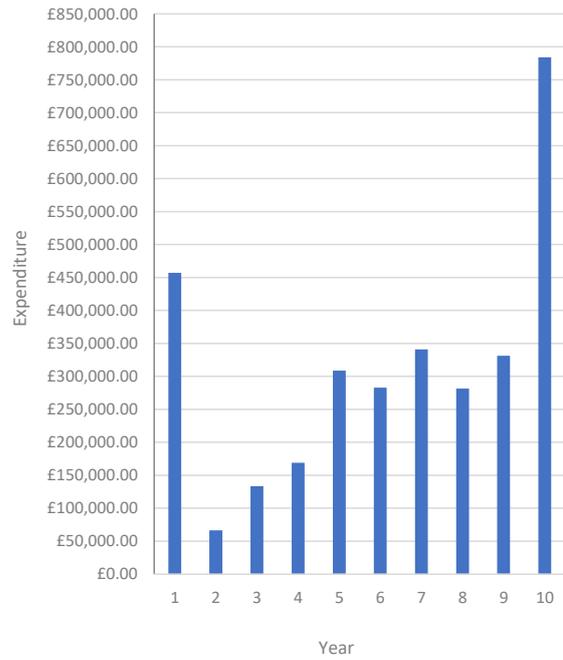
Condition: Good to Leisure Centre; Fair to Outdoor facilities and plant areas

Water ingress to squash courts 2-4 causing damage to roof structure
Corrosion to re-bar to concrete slabs
Liner/ repairs to outdoor pool
Repairs to outdoor plant areas

Flat roofs where leaks are evident
Water damaged ceiling tiles
Corrosion to steelwork to glazed roof windows (outdoor pool changing)
Repairs to squash court walls
Repair and decoration to back of house area

Changing facilities to indoor facility
Indoor pool
Reception and Cafeteria
Main Hall
Activity Hall
Exercise/ Dance Studio

Annual Expenditure Profile



APPENDIX 2

M&E Planned Preventative Maintenance Programme

Programme of Works - Services

Property: Stratford Park Leisure Centre

Location	Description	Defect	Classification	Maintenance Type	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
EXTERNALLY														
Roof - Solar														
Entire Roof	Solar PV Mounting system - Year one by CEG	None	3. Preventative	Visual Inspection along with any tightening or readjustment of frames		1,300.00	1,339.00	1,379.17	1,420.55	1,463.16	1,507.06	1,552.27	1,598.84	1,646.80
Entire Roof	Solar PV Panels new Year one by CEG	None	3. Preventative	Visual Inspection along with cleaning of the panels		2,000.00	2,060.00	2,121.80	2,185.45	2,251.02	2,318.55	2,388.10	2,459.75	2,533.54
Entire Roof	Solar Panels Existing- Year one by CEG	None	3. Preventative	Visual Inspection along with cleaning of the panels		850.00	875.50	901.77	928.82	956.68	985.38	1,014.94	1,045.39	
Entire Roof	Solar Panels Existing	Potential End of Life	2. Essential	Have factored in the cost of replacing the existing panels which are believed to be approximately 10 years old and worked on a 20 year life span. It is assumed that the cabling will still be sufficient.										41,500.00
Entire Roof	Solar Panel Cabling - Year one by CEG	None	3. Preventative	Visual Inspection		450.00	463.50	477.41	491.73	506.48	521.67	537.32	553.44	570.05
Store Area	Inverters - Although not on roof have put into this section to keep aligned. Year one by CEG	None	3. Preventative	Testing of the inverters and performance monitoring		750.00	772.50	795.68	819.55	844.13	869.46	895.54	922.41	950.08
Store Area	Inverters	Potential End of Life	2. Essential	When calculating the life of an inverter we work on 10-12 years so have factored having to replace the newly installed inverters										38,750.00
Roof - Drainage														
East Elevation of Roof	Gully outlets	3 of the 4 gully outlets are non operational. There are no servicing or rodding points at low level either.	2. Essential	Clearing of blocked gully	750.00	300.00	309.00	318.27	327.82	337.65	347.78	358.22	368.96	380.03
Roof - Air to Air Units														
Central Roof Area	Multiple Air to Air AC existing units	Some visible defects to pipework sheathing but all have service tags.	3. Preventative	Continued maintenance should include, checking fins, compressors, refrigerant levels.	1,500.00	1,545.00	1,591.35	1,639.09	1,688.26	1,738.91	1,791.08	1,844.81	1,900.16	1,957.16

Location	Description	Defect	Classification	Maintenance Type	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
External Plant Compound														
North -East	New Compressor packs & Evaporators. Year one by CEG	None	3. Preventative	Annual servicing - Compressors and Evaporators. Including Co2 Check		3,250.00	3,347.50	3,447.93	3,551.36	3,657.90	3,767.64	3,880.67	3,997.09	4,117.00
North Elevation	New Evaporative Cooling - 1st year carried out by CEG	None	3. Preventative	Annual Servicing of the outdoor units		425.00	750.00	450.88	464.41	800.00	492.69	507.47	925.00	538.38
INTERNALLY														
Plant Room														
Ground floor plant room	New Hot water plant - 1st year carried out by CEG	None	3. Preventative	Annual Servicing and planned Maintenance		2,750.00	2,832.50	2,917.48	3,005.00	3,095.15	3,188.00	3,283.64	3,382.15	3,483.62
Ground floor plant room	New Heating Plant - 1st year carried out by CEG	None	3. Preventative	Annual Servicing and planned Maintenance		1,850.00	1,905.50	1,962.67	2,021.54	2,082.19	2,144.66	2,209.00	2,275.27	2,343.52
Ground floor plant room	Cold Water Plant	None	3. Preventative	Continued service	625.00	643.75	663.06	682.95	703.44	724.55	746.28	768.67	791.73	815.48
Ground floor plantroom	Plant replacement	None	2. Essential	End of life plant replacement					100,000.00					
Ground floor plantroom	Variable Speed Fans	None	2. Essential	End of life plant replacement			8,500.00							
Ground floor plant room Upper section	New AHU - Pool - 1st year carried out by CEG	None	3. Preventative	Annual Servicing and planned Maintenance		3,250.00	3,347.50	3,447.93	3,551.36	3,657.90	3,767.64	3,880.67	3,997.09	4,117.00
Ground floor plant room lower section	New AHU - Change room - 1st year carried out by CEG	None	3. Preventative	Annual Servicing and planned Maintenance		2,150.00	2,214.50	2,280.94	2,349.36	2,419.84	2,492.44	2,567.21	2,644.23	2,723.56
External Pool Plant room	Testing of Underground pipework	None	4. Beneficial	Survey and inspection to assess condition		4,500.00	4,635.00	4,774.05	4,917.27	5,064.79	5,216.73	5,373.24	5,534.43	5,700.47
External Pool Plant room	Survey of plant	None	4. Beneficial	Survey and inspection to assess condition		5,000.00	5,150.00	5,304.50	5,463.64	5,627.54	5,796.37	5,970.26	6,149.37	6,333.85
External Pool Plant room	Replacement of pool plant	None	4. Beneficial	Replacement of external pool plant								80,000.00		
External Pool Plant room	Maintenance of existing external pool plant	None	3. Preventative	Ongoing maintenance	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31	3,914.32
External Pool Plant room	Heating of Lido	None	4. Beneficial	Heating of Lido from current new heat pump installation	100,000.00	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31
External Pool Plant room	Remedial works to the interior of the Lido	Poor repair	2. Essential	Repair of surfaces inside pool, cover not included	100,000.00	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31

Location	Description	Defect	Classification	Maintenance Type	Year and Cost									
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
External Pool Plant room	Remedial work to Pool Surroundings	Poor repair	4. Beneficial	Repair of pool surroundings	100,000.00	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31
External Pool Plant room	Additional Metering and monitoring software for external pool	None	4. Beneficial	Additional Monitoring for external pool and subsequent maintenance, would be required if new heating to external pool is carried out	35,000.00	750.00	772.50	795.68	819.55	844.13	869.46	895.54	922.41	950.08
Distribution														
Whole Building	Heating Distribution pipework	None	3. Preventative	Visual inspection		450.00	463.50	477.41	491.73	506.48	521.67	537.32	553.44	570.05
Whole Building	Hot and Cold Water	Dead legs, poorly insulated unclear routes	2. Essential	Recommendation would be for replacement ASAP but within the next 3 years.	165,000.00	9,750.00	10,042.50	10,343.78	10,654.09	10,973.71	11,302.92	11,642.01	11,991.27	12,351.01
Whole Building	Hot and Cold water outlets	Support removal of Legionella	2. Essential	Recommendation for the outlets to be replaced. Cost is estimated based upon like for like change	115,000.00	11,500.00	11,845.00	12,200.35	12,566.36	12,943.35	13,331.65	13,731.60	14,143.55	14,567.86
Emitters														
Whole Building	Heat emitters (Radiators)	None	3. Preventative	Annual inspection of emitters and valves		720.00	741.60	763.85	786.76	810.37	834.68	859.72	885.51	912.07
Whole Building	Heat emitters fan coils (Water)	None	3. Preventative	Annual inspection of fins, valves and casings		720.00	741.60	763.85	786.76	810.37	834.68	859.72	885.51	912.07
Gym	Indoor AC units	Partial Operation only Gym/Café/Studios	2. Essential	Units are only partially operational and beyond serviceable life. Separate document for recommendations	98,726.00	815.00	839.45	864.63	890.57	917.29	944.81	973.15	1,002.35	1,032.42
Studios	Indoor AC units	None	3. Preventative	Units are operational but collating a solution to include the studios and Gym for replacement would be the idea situation. To include heating, cooling and ventilation	22,637.00	425.00	437.75	450.88	464.41	478.34	492.69	507.47	522.70	538.38
Reception/Café	Indoor AC units	None	3. Preventative	General maintenance checking fan, casing and filters	385.00	396.55	408.45	420.70	433.32	446.32	459.71	473.50	487.71	502.34
Sports Hall	New Air socks	None	3. Preventative	Cleaning and checking for damage. Have recommended every 2 years.		1,250.00		1,350.00		1,450.00		1,550.00		1,650.00

Location	Description	Defect	Classification	Maintenance Type	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
Ventilation (Not new AHU)															
Gym Space	Ventilation	Ventilation rates not adequate	2. Essential	Recommendation would be for planned replacement within the next 3 years to ensure that the area is compliant. Recommendation would be for a combined system	62,000.00	500.00	515.00	530.45	4,000.00	562.28	579.15	596.52	614.42	4,500.00	
Studios	Ventilation	Fresh air and humidity control is not at the levels required	2. Essential	Recommendation would be to replace with a combined system servicing the studios and the gym space along with offering heating and cooling	43,000.00	500.00	515.00	530.45	3,000.00	562.28	579.15	596.52	614.42	3,500.00	
Electrical															
Whole Building	Electrical Testing	None	1. Statutory	5 year testing as recommended					3,500.00					3,500.00	
Whole Building	Annual Electrical inspection	None	2. Essential	Annual Electrical inspection	900.00	927.00	954.81	983.45		1,020.00	1,050.60	1,082.12	1,114.58		
Whole Building	Electrical Replacement	None	4. Beneficial	It has been assessed that over the next 5 years that the electrical distribution should be replaced. We have included an indicative cost for the building based on a recent survey inc fittings				975,000.00							
Whole building	Lighting Replacements	End of life on light fittings	2. Essential	It has been assessed that many of the lighting fittings within the building are either non-operational or end of life.	4,500.00	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31	
Whole Building	Alarms & CCTV	None	2. Essential	Maintenance and Replacement as necessary	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	3,689.62	3,800.31	3,914.32	
Statutory Compliance															
Whole building M&E	Testing to meet regulations	None	1. Statutory	Required maintenance and testing to meet statutory requirements	2,000.00	2,060.00	2,121.80	2,185.45	2,251.02	2,318.55	2,388.10	2,459.75	2,533.54	2,609.55	
Drainage															
Whole building	CCTV survey	None	2. Essential	Full survey of drainage to assess condition	3,500.00										
Whole building	Remedial repairs	As per survey	2. Essential	Further to survey, conduct remedial repairs		5,000.00			5,463.64			5,970.26			

Property: Stratford Park Leisure Centre

Location	Description	Defect	Classification	Maintenance Type	Year and Cost										
					Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	
External Facilities															
Toilet Block renovation	Renovation of toilet block	None	4. Beneficial	Renovation of toilet block and subsequent maintenance	20,000.00	1,000.00	1,030.00	1,060.90	1,092.73	1,125.51	1,159.27	1,194.05	1,229.87	1,266.77	
EV Chargers	Installation of EV Chargers	None	4. Beneficial	Installation of new and ongoing maintenance thereafter			250,000.00	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82	3,582.16	
External Lighting inc Astroturf lighting	Maintenance and replacement of external lighting inc Astroturf pitches	None	2. Essential	Maintenance and potential replacement	1,000.00	1,030.00	1,060.90	1,092.73	60,000.00	1,159.27	1,194.05	1,229.87	1,266.77	1,304.77	
Excluded areas of work															
IT Works															
BABARs															
				Totals:	882,523.00	86,987.30	341,971.67	1,065,004.20	264,046.27	95,800.60	96,849.81	187,275.56	103,150.27	195,739.93	

Summary : Stratford Park Leisure Centre, Stroud



Property Description:

Stratford Park Leisure Centre was completed in 1975 and sits within the grounds of Stratford Park, Stroud.

Power is supplied from a switch room within the footprint of the building. This switch room also services other external buildings within Stratford Park, including the Museum in the Park.

The heating of the building and hot water is currently provided by two gas boilers in the main plant room, however this system is currently being stripped out and replaced with 3 x Air Source Heat Pumps. The main plant room also houses all the pool plant.

As well as heat emitters fitted throughout the building, there is also limited AC and there will soon be a new heating and cooling system for the Sports Hall. The ventilation of the building is provided by two AHU units along with various MVHR units. The building also includes a Solar PV array spread across the multi level flat roof space.

Key Maintenance Issues:
(Red: Urgent, Amber: Significant Issues, Green: Limited Risk)

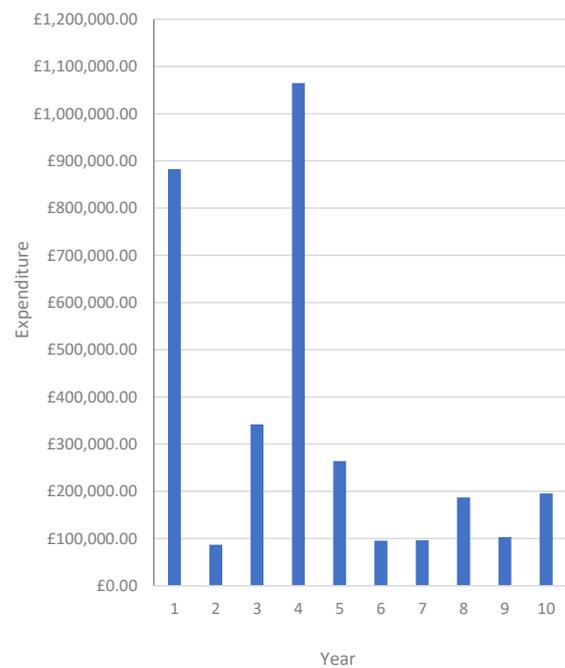
Remedial works to the interior of the Lido
Hot and Cold Water Distribution
Hot and Cold Water Outlets
Indoor Gym AC units
Indoor Cafe/Reception A/C units

Electrical Distribution inc Fittings
Ground floor plant room - end of life replacements
Variable Speed Fans
End of Life light fittings

Inverters - end of life year 10
Solar Panels - end of life year 10 on old existing panels
Fabric improvements to buiding - inc roofworks

Condition: Good to Leisure Centre; Fair to Outdoor facilities; Poor to Lido plant areas

Annual Expenditure Profile



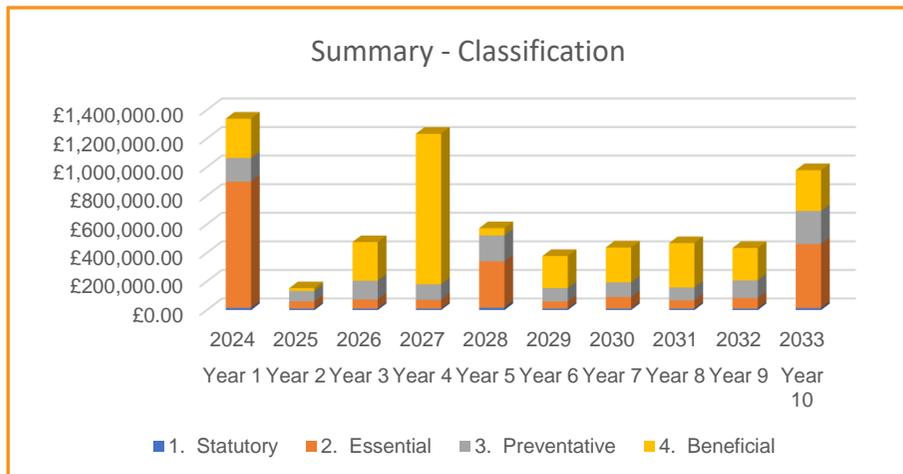
APPENDIX 3

Summary - Repair classification

Summary - Repair classification

Property: Stratford Park Leisure Centre, Stroud

	Year and Cost									
	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
1. Statutory	£14,600.00	£10,160.00	£10,221.80	£10,285.45	£16,351.02	£10,418.55	£10,488.10	£10,559.75	£10,633.54	£14,209.55
2. Essential	£884,126.00	£50,662.00	£63,944.36	£61,207.69	£324,785.37	£49,156.71	£80,817.91	£57,484.21	£73,495.86	£447,851.02
3. Preventative	£165,297.00	£72,815.30	£131,688.01	£109,060.53	£181,570.35	£94,227.62	£102,618.14	£90,107.68	£123,577.72	£231,295.42
4. Beneficial	£275,750.00	£19,250.00	£269,767.50	£1,053,300.53	£50,189.54	£224,597.73	£244,025.66	£310,473.93	£226,693.15	£285,833.94
Total	£1,339,773.00	£152,887.30	£475,621.67	£1,233,854.20	£572,896.27	£378,400.60	£437,949.81	£468,625.56	£434,400.27	£979,189.93



Ref / Class	Possible Outcome of Deferment
1. Statutory Health & Safety	Failure to meet legal responsibilities. Possible closure of section of property. Danger to property users and / or public.
2. Essential	Property or significant element will become unfit for purpose. Future replacement, maintenance and running costs will escalate / become disproportionate. Also, lease and warranty obligations.
3. Preventative	Further deterioration and damage. Repair costs and running costs will increase with period of deferment.
4. Beneficial	May result in lower standards and decrease of asset value. This rating also includes work that would provide future savings / payback or to meet current good practice. Items identified as "Sustainability" works should also be included in "Beneficial".