

LEISURE FACILITIES IMPROVEMENTS

for

WAVERLEY BOROUGH COUNCIL

BRIEF SUMMARY OF FINDINGS FROM CONDITION SURVEYS OF
FARNHAM SPORTS CENTRE, CRANLEIGH LEISURE CENTRE AND GODALMING LEISURE CENTRE
CONDUCTED IN SEPTEMBER 2008

1. CRANLEIGH LEISURE CENTRE**1.1 Structural Condition Survey**

The building is generally in reasonable condition but a number of matters requiring some attention were noted including the poor condition of the flat roof, staining and rusting to the external columns and two minor cracks in the plant room walls that will need to be monitored. None of the above matters were regarded as being of an urgent nature and remedial works should form part of an ongoing lifecycle maintenance programme.

It was also noted that most of the leadwork from the roof had been stolen fairly recently and DC Leisure/Waverley Borough Council's maintenance teams have replacement works in hand.

1.2 Mechanical and Electrical Services Condition Survey

The majority of the services engineering plant in Cranleigh Leisure Centre have been kept in reasonable operational condition through the implementation of a periodic maintenance schedule. There are, however, a number of plant items that are in need of refurbishment and/or replacement, in particular the air handling plant which is currently only performing at part capacity. Some works need to be addressed immediately and others as part of an ongoing lifecycle programme.

2. FARNHAM SPORTS CENTRE**2.1 Structural Condition Survey**

The building was considered to be in reasonable condition for its age, but some cracking to the front staff area of the building and at high level to the beam around the pool needs to be monitored. The mortar to brick walls was, in areas, considered to be poor. The pool tanks and the roof appear to be generally sound but it was noted that the roof was of asbestos construction, now overlaid with a lightweight system. Consideration should be given to replacing the roofing as part of a longer term lifecycle programme.

2.2 Mechanical & Electrical Services Condition Survey

The majority of the services engineering plant in Farnham Sports Centre have again been kept in a reasonable operational condition through the implementation of a periodic maintenance schedule. There are, however, a number of plant replacement works that need to be carried out now including replacement of the boilers, replacement of the air handling units, replacement of the fire alarm system and replacement of the cold water storage tank. Other works including replacement of the LPHW pumps, control wiring and distribution boards, hot water plant and pipework should be carried out as part of an ongoing lifecycle maintenance programme.

3. GODALMING LEISURE CENTRE

3.1 Structural Condition Survey

The building generally is in very poor condition and coming to the end of its serviceable life. In particular:-

- There is some cracking to the external wall to the south west corner of the building that requires immediate attention
- There is a crack to the base of the pool tank which the Engineer is of the opinion is likely to cause failure of the pool structure should the pool be emptied or should any excavation be carried out alongside the pool tank walls (as would be necessary for example to replace pool water circulation pipework).
- The roof over the main pool area is beyond economic repair and is well below current insulation standards, it requires replacement.
- The metal bases to the timber laminated columns in the pool hall have corroded and require replacement.
- All other areas of flat roofing are in poor condition and require replacement.
- All rainwater gutters and downpipes require replacement.
- Numerous other general repair and maintenance works are required as part of a comprehensive lifecycle programme.

3.2 Mechanical and Electrical Services Condition Survey

In general the services in the building are coming to the end of their useful life and most items of plant require replacement or significant upgrade, either in the next 5 years or 5-10 years.

The pool filtration equipment does not meet current guidelines in terms of water turnover rate and the recommendation from the pool specialist is that this should be replaced.