

REPORT FOR - Dumyat Leisure Centre



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REPORT FOR –

Dumyat Leisure Centre

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Contents

1.0	Dumyat Leisure Centre	5
2.0	Method Used to Assess Condition	6
3.0	Condition Category	7
4.0	Statutory Category	9
5.0	Function, Quality and Space Category	9
6.0	Environment	10
7.0	Disabled Access	10
8.0	Conclusions	11
9.0	Recommendations	11

1.0 Dumyat Leisure Centre

Nifes have been commissioned by Clackmannan Council to carry out surveys on a number of buildings in order to assess the overall condition of the building,

The building survey assessed the condition of all building elements which included an assessment of building fabric, together with all accessible mechanical and electrical systems.

The building was assessed using the stock condition template based on the Scottish Core 2 document used to assess schools.



Dumyat leisure centre is a multi use property situated within Menstrie, housing a library sports hall and meeting areas used for the community. Built with structural steelwork to the main sports hall and traditional brickwork and block for the surrounding library and rooms, glazed with powder coated timber cilled windows and mineral tile roof. The property was constructed circa 1995 and has a GIA of 1418m².

Heating is provided to none sports areas by an LTHW radiator system with heating to the gym provided by a Powermatic gas fired air heater. The boiler plant is to the rear and houses the Hamworthy boiler, main calorifier and controls. The gym has a high level ducted extract system.

Heating to the library is provided by a Worcester boiler.

2.0 Method Used to Assess Condition

The condition was assessed using the Scottish Executives Core Fact Document, 2007. To obtain the overall condition of the building, the elements were each assigned a condition rating (A to D) by the surveyor. The overall condition category was determined from this information, through the application of a weighting and scoring system. This translated the ratings assigned to the elements to numeric values:

- Condition A: 1
- Condition B: 0.75
- Condition C: 0.5
- Condition D: 0.25

These values were multiplied by a weighting for each respective element. The results were then summed, and expressed as a percentage of the maximum weighted score.

Using standardised percentage bands designed by West Lothian Council Property Services, the overall condition category was determined as follows:

- More than 85%: Condition A: Good
- Between 61% and 85%: Condition B: Satisfactory
- Between 40% and 60%: Condition C: Poor
- Less than 40%: Condition D: Bad

Costs are based on the latest edition of SPONS, and at the time of survey the 2016 edition was used as a basis for the Schedule of Rates.

NIFES pricing/Schedule of Rates are taken from SPONS 2016 which are net costs, and do not include prelims, contingency, decant, project management and VAT etc.

3.0 Condition Category

A stock condition survey carried out in November 2016.

The condition of the leisure centre was seen to be fair with the exception of:

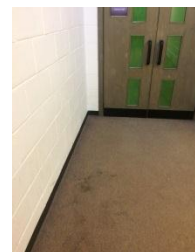
- Worn wearing course to adjacent car park.
- Damaged timber cills to powder coated windows.
- Carpet will require replacement within 5 years.
- Poor decoration to toilet facilities.

Photographic Examples of defects

- Worn/crazed wearing surface to adjacent car park.



- Carpet showing signs of wear.



As a result the building was assessed as being in overall Condition B. The assessment table is shown below.

Property	Dumyat Leisure Centre			
Element	Condition	Score	Element Weighting	Weighted Score
Roofs	Satisfactory	0.75	15	11.25
Floors & Stairs	Good	1	5	5
Ceilings	Satisfactory	0.75	2	1.5
External Walls, Windows & Doors	Satisfactory	0.75	20	15
Internal Walls, Windows & Doors	Satisfactory	0.75	2	1.5
Sanitary Services	Good	1	3	3
Mechanical Services	Satisfactory	0.75	19	14.25
Electrical Services	Satisfactory	0.75	14	10.5
Decoration	Satisfactory	0.75	9	6.75
Fixed Internal Facilities	Good	1	2	2
External Areas	Satisfactory	0.75	8	6
Outdoor Sports Facilities and	Satisfactory	0.75	1	0.75
Total			100	77.5
Overall Property Condition			77.5%	Satisfactory

4.0 Statutory Category

The **Health and Safety at Work Act** 1974, places a duty on all employers "to ensure, so far as is reasonably practicable, the **health, safety and welfare at work**" of all their employees.

The Management of Health and Safety at Work Regulations (2006) Approved Code of Practice (ACOP) sets out further guidance and places duties on employers to assess and minimise risk.

All statutory risk assessments/documentation are maintained by the Council or its contractors.

The documentation indicates a fire risk assessment was carried out in 2012 and is in need of review.

Documentation provided indicates that an asbestos survey was carried out in 2002.

No documentation relating to fixed electrical installation testing was provided although notices would indicate that testing was carried out in 2015.

Documentation provided indicates that a legionella risk assessment was carried out 2015.

5.0 Function, Quality and Space Category

Staff reported the property functioned well but could be improved in some aspects of the layout; the library is open to the surrounding sports facilities and when young children are visiting, can get distracted and wander off into the book sections.

Heating control was said to be poor with cold mornings in winter and overheating in the summer.

The facility is open daily throughout the week and can be used by the community as and when required for functions or lectures. The building is underutilised at present and could easily accommodate further usage for clubs or local schools.

6.0 Environment

The current requirements relating to energy performance is given in, **Energy Performance of Non Domestic Buildings (Scotland) Regulations 2010**.

This property has an EPC certificate in place.

Utility consumption data provided for the period April 2015 to March 2016 of 209541kwh gives a specific energy consumption of 147.7kwh/m². This compares favourably with published benchmarks.

7.0 Disabled Access

Disabled access has been assessed and is based on the requirements of the **Equality Act (2010)**. Provision for disabled users is also set out in the **Scottish Building Regulations (2007)**.

The property generally complies with current standards of access. However, some remedial works are required to meet standards fully and relate to audio/visual fire alarm warnings, together with unsuitable taps within the disabled toilet.

There is currently no pull chord alarm within the disabled toilet.

8.0 Conclusions

This property has undergone some refurbishment of the library area and was seen to be in good condition.

Lighting systems appear to have been upgraded in the past but original lighting remains to gym and circulation areas.

The remaining areas of the building are general served by original mechanical installations circa 1995. These systems were seen to be in a sound condition but are reaching the end of design life.

Apart from minor maintenance issues with building services, no immediate works are required at present.

The property fabric is fairly well maintained but some areas are starting to show wear and will need attention soon, the remainder is in good condition and will only require attention within its given lifecycle.

Whilst functioning well, separating the library from the leisure facilities would seem sensible, to stop wandering children from misusing the library.

Heating controls are not accessible by staff.

9.0 Recommendations

Condition

Mechanical and electrical systems have been upgraded in part although mostly original systems. Some minor none significant maintenance issues were noted but generally any replacement of systems would be on a lifecycle basis only.

The building fabric was in fair condition but some areas require immediate attention to prevent further decay:

- Resurface adjacent 10mm car park which is worn and crazed.
- Repair cills and beading to powder coated windows.
- Decorate toilet facilities and remainder within lifecycle.

The remainder are lifecycle maintenance defects and will only require attention within the future years.

Statutory

Statutory documentation for this property is in place, although the items below should be reviewed.

- Ensure that the fire risk assessment is reviewed.
- Ensure documentation relating to fixed electrical testing is maintained.
- Check pressure/volume product of LTHW expansion vessel with the pressure safety systems regulations

Function, Quality & Space

There is no published guidance regarding functionality for this type of property, but it performs well in its current use as a leisure/library.

- Create a partition between the library and leisure facilities to stop wandering children of school sports visits.
- Allow staff access to the heating controls.
- Advertise locally to try and encourage further use of the building by groups etc.

Disabled Access

The following actions are recommended address the requirements of the Disability Access Regulations 2010 and requirements set out in the Scottish Building Regulations (2007).

The current disabled sanitary facility does not comply with the required standards set out in the Scottish building regulations and should be upgraded.

- Consider installation of audio/visual fire alarm warnings to disabled toilet.
- Replace existing taps within the disabled toilet with lever type fittings.
- Fit emergency pull chord alarm to disabled toilet.

In addition the following is recommended:

- Remark disabled parking space and provide signage.