

Broadmeadow Sports Hall Roof Replacement Urgent Decision Briefing Note

Full Council 20/09/2021

Introduction

On 1st July 2021, an Urgent Decision was made to allocate funding from S106 and CIL to fund replacement of the Broadmeadow Sports Centre sports hall roof. The decision was made following the Constitution under Section 7(a) [Financial Procedures: Budget and Policy Framework](#), paragraph 1.4. The following briefing note provides an overview of the works covered by this Urgent Decision, the reasons why an Urgent Decision was necessary, and details of project costs and funding sources.

Overview of Works

Broadmeadow Sports Centre is due to receive a green retrofit following a successful grant application under the Public Sector Decarbonisation Scheme. Part of these works will involve installing solar panels on the sports hall roof and LED lighting within the sports hall activity area.

The existing sports hall roof has reached the end of its serviceable life and is subject to frequent rainwater leaks, the presence of asbestos containing materials and poor thermal fabric efficiency standards. Replacement of the sports hall roof is therefore necessary before solar PV panels can be fitted to the sports hall roof and before LED lighting can be installed in the sports hall activity area.

The proposed works covered by the Urgent Decision include removing the existing redundant roof-mounted extract ventilation system, stripping back the roof surface and associated materials to reveal the metal portal frame, removing and safely disposing all asbestos containing materials, installing an insulation-backed metal profile roof covering and replacing all rainwater gutters and downpipes. All works will be procured via the Alliance Leisure Framework, an OJEU compliant framework owned by Denbighshire County Council.

Reasons for Making the Urgent Decision

The initial intention was to gain approval on the Broadmeadow roof replacement works at Full Council on 27th July 2021. Due to a delay in the relaxation of Government Covid-19 restrictions, this full council session was cancelled. The next available Full Council session on 20th September 2021 was too late to coincide with grant funded works; gaining approval on the works at this meeting would have increased the risk of rising project costs and further project delays. Works covered by public sector decarbonisation scheme funding must be

completed by March 31st 2022 at the very latest and therefore, the roof works must be completed in advance of this date.

Project Costs and Funding

The Urgent Decision was made based on a project proposal totalling £613,634; of this figure, £269,020 will be funded from S106, which relates to contributions for indoor sports provision from developments in Teignmouth, Bishopsteignton and Kingsteignton (Penns Mount). At the time of the Urgent Decision the balance in cost above the contribution of S106 of £344,614 was to be funded by CIL, which has previously been earmarked for leisure projects.

Since the Urgent Decision was made, project costs have increased from £613,634 to £668,129 owing largely to an increase in roofing materials resulting from national shortages of building supplies; as a consequence, £269,020 will continue to be funded from S106, and £399,109 is proposed to be funded from CIL; this increase in project spend will be reflected in the financial budget papers and capital programme that will be presented to Executive Council on 16th September 2021. The Urgent Decision has enabled the Authority to sign contracts early, which has reduced the risk of further price increases and project delays. To see the decision details on the council website, please see the following [link](#).

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