

EXECUTIVE SUB COMMITTEE FOR PROPERTY

Report Title: Future of Southlands Centre

Executive Member for Finance, Governance and Support: Cllr Nicky Walker

Strategic Director for Finance, Governance and Support: James Bromiley

Date March 22 2017

PURPOSE OF THE REPORT

- 1. The purpose of this report is provide an update on the four invited business case submissions for the purchase of the Southlands Centre and to provide options to consider for the future of the Southlands Centre.

SUMMARY OF RECOMMENDATIONS

- 2. It is recommended that;
 - a) discussions with Bidder A on the sale of the building and adjacent land for use as a business centre and community facility be ceased;
 - b) officers be instructed to explore alternative uses for the Southlands Centre site that are consistent with the Council’s strategic priorities and produce detailed options for the future of the site and the surrounding area to be brought to Executive for consideration by September 2017; and that
 - c) officers of the Economic Development and Communities directorate should work individually with tenants and community groups to assist them with their transition from the Southlands Centre.

IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

- 1. It is over the financial threshold (£150,000)
- It has a significant impact on 2 or more wards
- Non Key

DECISION IMPLEMENTATION DEADLINE

- 3. For the purposes of the scrutiny call in procedure this report is
Non-urgent

Urgent report

If urgent please give full reasons

BACKGROUND AND EXTERNAL CONSULTATION

4. Executive approval was given to seek detailed business cases from four bidders for the future management of the Southlands centre on 16th June 2016.
5. All four bidders were invited to submit business cases using the NEPO procurement portal. A transparent and inclusive offer was given allowing bidders to seek guidance and information. All four bidders were contacted on a number of occasions. Offers of support were given to discuss the tender matrix and the respective organisations were encouraged to meet with officers. Only one bidder chose to do this (Bidder A).
6. Bidder A was the only bid received. The bid centred upon a freehold purchase of the site for £150,000 with a £350,000 investment in the building by Bidder A over the first three years.
7. The other three bidders did not submit business cases and no details can be provided as to the terms they wished to negotiate on. None of these bidders were prepared to disclose why they did not submit proposals.
8. Bidder A's proposal was assessed using the a scoring tender matrix (Appendix Two) covering the following criteria:
 - Offer
 - Conditionality
 - Risk
 - Quality of Bid
 - Community considerations
 - Sustainable operational management
 - Track record
9. An Evaluation Team using the scoring matrix all agreed that Bidder A's proposal successfully met the criteria. However a number of matters needed further clarification particularly in relation to the fact that the bid was based upon a freehold purchase.
10. Further discussions with Bidder A did not result in any enhancements to their original freehold offer and the bidder emphasised that the business case they had provided was dependent on a sustained acceptable level of income.
11. Bidder A could not give a guarantee that they could secure that sustainable level of income in view of the condition of the building and the likely market for a business centre in that location. As a consequence there is ultimately no firm assurance that the Centre would remain both a business and community hub in East Middlesbrough in the longer term.
12. Bidder A's proposal was clear that the bidder required an exit strategy should the centre not prove to be viable in the medium to long term. It was for this reason that the bidder was unwilling to agree to covenants being placed on alternative use of the site or overage arrangements should the site be sold on for an alternative use.

13. Consideration was given by officers to the Asset Valuation Report completed by Mouchel in 2012 estimating the Buildings Value at £1,900,770 and the surrounding land totalling £660,000. The Report did also highlight that any demolition of the site and alternate redevelopment would mean a lower value than the above quotes.

The valuation was carried out using different approaches for each part of the site and this can be broken down as follows:

Section:	Value (£s):	Valuation Approach:	Comments:
Business and Enterprise Centre	723,000	Based upon rental income	Includes income from space utilised by the Council and does not take full account of voids
Leisure / Community Centre	1,093,770	Depreciated Replacement Cost	This represents an estimate of the cost of building a new facility on the site less the depreciation expected based upon the buildings age – It is not a valuation of what the building would be expected to achieve at sale.
Land (Site Area)	660,000	Estimated value as land for residential use	3.3 acres at £200,000 per acre
Southlands Bungalow	84,000	Market Value in comparison to similar properties	

14. Following feedback from officers, the Evaluation Team considered that although the bid did provide a credible proposal as a solution to the long term future of Southlands Centre officers were unable to recommend acceptance of the proposal due to;

a)The lack of assurance that the Council was receiving best value for the site due to the bidder's ability to sell on the property for alternative uses at their own discretion; and

b)The influence that the Council would be losing over future development of this site in return for a relatively small capital receipt.

CURRENT POSITION OF THE SOUTHLANDS CENTRE

15. Currently the centre is not in a good state of repair and the facilities available to both tenants and community groups are far from ideal. The level of occupancy in the enterprise centre is low and as such the centre is losing money on an annual basis.
16. Based on current performance Southlands Centre creates an annual pressure of £131,000 for the Council based upon current, interim, staffing arrangements. It is estimated that were the centre to remain open for the medium term then significant restructuring of staffing levels would be needed to maintain the site, it was estimated that this could increase the annual pressure to approximately £200,000 per annum.

17. An independent Condition Report (Appendix Five) highlighted in 2015 that there is a backlog of £600,000 essential repairs to compete and a further £1,335,000 worth of desirable works needed to sustain the building long term.
18. In order for the revenue position of the centre to be improved it is likely that investment would need to be made in the facilities in order to improve occupancy levels and attract higher rents. Analysis of the bidder's proposal suggests that even when this investment was proposed by a commercially experienced developer then there was still a significant level of risk that the centre would not be viable.
19. Based upon this evidence the judgement is that were the Council to make the significant investment required then the likelihood would be that the centre would continue to not be viable and the money would be lost to the Council.
20. It is therefore recommended that the Council should cease to utilise the Southlands Centre as a joint enterprise centre / community facility due to the lack of medium term financial viability.

TRANSITIONAL ARRANGEMENTS AT THE SOUTHLANDS CENTRE

21. The centre continues to be the home for a number of businesses and also to be used by community groups (see Appendix Six). It is therefore a priority for the Council that we act to assist these businesses and groups to find a suitable alternative to the Southlands Centre in the future.
22. It is therefore proposed that the enterprise centre management and economic development business support staff should engage in the following activities in the period up to September:
 - Work with businesses on an individual basis to identify alternative suitable accommodation and facilitate transition, including reasonable, one-off, support where appropriate.
 - Engage with the community groups identified in Appendix six to understand their requirements and assist them in finding alternative venues.
 - Extend appropriate staffing arrangements for the period to September to assist in the transition.
 - Cease to take additional bookings for the period post September 2017.
23. It is recommended that Executive approve the actions in paragraph 22 and authorise the use of up to £100,000 from the Council's Change Fund to facilitate this work.

FUTURE OPTIONS FOR THE SOUTHLANDS CENTRE SITE

24. If it is not viable for the Southlands Centre to continue as an enterprise centre / community facility in the medium term then the Council needs to consider future options for the site.
25. Options will need to be identified and then assessed in terms of economic benefit for the Council, the town and local residents and social benefit for the local community and Middlesbrough residents in general.

26. It is proposed that a report be brought back to Executive Sub Committee for Property in September setting out properly assessed options for the future use of the Southlands Site and the surrounding area.

IMPACT ASSESSMENT

27. An Impact Assessment has been undertaken (attached at Appendix Three) and the proposals as currently set out have not been identified as having a disproportionate adverse impact on any equality characteristics, or any disadvantage on any groups in respect of human rights, or community cohesion. As the process of closure continues the impact upon protected groups will be monitored in detail and a final, detailed Impact Assessment will be considered by the Director of Environment and Commercial Services before any final closure of the centre.

OPTION APPRAISAL / RISK ASSESSMENT

28. Three options are available to the council:

A. Close the facility and demolish the buildings. This would result in:

- Potentially reduced community access to physical activities and health and well-being interventions in a deprived area of Middlesbrough.
- Relocation of 21 Community group activities.
- Relocation 49 businesses elsewhere in the town.
- Demolition costs of approximately £410,000.
- A potential capital receipt for the disposal of the site.
- Potential future uses for the site and the surrounding area to the benefit of the town.

B. Continue with Council management of the facilities. This would result in:

- An estimated £200,000 annual budget pressure.
- £1,955,000 worth of maintenance requirements over a five year period, without which further deterioration of the buildings will result.
- Recruitment of staff to manage the community facility incurring further costs.

C. Complete sale of buildings and adjacent land to Bidder A. This would result in (subject to viability):

- Resolving current annual budget pressure of £131,000
- Reducing pressure on Council budgets to complete building repairs estimated at £1,955,000
- Allowing for an investment of £350,000 to improve and enhance the building.
- Providing an opportunity to sustain and enhance current community provisions.
- Providing new opportunities in the local area e.g. nursery, pupil referral unit, community café.
- Retaining a business centre in the town looking to attract enterprises able to pay enhanced rents for improved facilities.

29. Risk

- There is a risk to the Council that Bidder A will not be able to meet its financial projections, this will mean that the Council's ambition to sustain a business and community hub at Southlands would fail.
- Bidder A is not able to give concrete assurances that it will be successful and is insisting upon a freehold purchase of both land and buildings which would significantly limit the Council's ability to influence future use of the site.
- This risk would have an impact upon local businesses and community groups.
- In mitigation Bidder A does have a successful track record of investing and developing poorly performing business centres and a good networking legacy with local community groups in East Middlesbrough.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

30. **Financial** – Based on income and expenditure projections the Southlands Centre and associated buildings will generate an annual budget pressure of £200,000
31. The building is currently in a poor state of repair, with a maintenance backlog of £600,000 essential works and a further £1,335,000 of further improvements identified as needing to be carried out in the next four years. Failure to act upon this will result in further deterioration and an increasing demand on reactive maintenance.
32. **Ward Implications** – Southlands Centre is used by residents across Middlesbrough and the wider Tees valley.
33. The Ward Councillors for the local wards of Park End and Beckfields, Brambles Farm and Thorntree and Berwick Hills and Pallister have had a briefing on the 9th March 2017 in respect of the proposals in this report.
34. Tenants and community groups currently located within the centre have received a communication notifying them of the contents of this report and meetings will continue to take place with them over the course of the coming weeks.
35. **Legal Implications** – Any future proposal will be subject to existing legal practices in respect of property disposals.

RECOMMENDATIONS

36. It is recommended that;
 - a) the decision to cease discussions with Bidder A on the sale of the building and adjacent land for use as a business centre be approved;
 - b) officers be instructed to explore alternative uses for the Southlands Centre site that are consistent with the Council's strategic priorities and produce detailed options for the future of the site and surrounding area to be brought to Executive for consideration by September 2017; and that

- c) officers of the Economic Development and Communities directorate should work individually with tenants and community groups to assist them with their transition from the Southlands Centre.

REASONS

37. The current liabilities both in terms of reactive maintenance costs, employee costs and backlog of improvements needed make Southlands an unsustainable service provision without further investment and staffing restructuring. It is likely that such investment would still fail to make the facility sustainable in the medium term.
38. The proposal to dispose of the site to Bidder A does not guarantee that the centre will continue to exist in the medium term, and means that the Council would lose influence over future use of the site.
39. The proposal does not represent a value for money capital receipt in relation to this asset.
40. The recommendations seek to assist the 48 local businesses and 21 community activities to continue to provide economic and social resilience in a deprived area of Middlesbrough
41. The recommendation to explore future uses for the site gives the maximum chance of the Council being able to utilise this site for the most beneficial use for the community.

BACKGROUND PAPERS

42. The following background papers were used in the preparation of this report:
- Expressions of Interest for Southlands Centre Executive Report 15th June 2016.

Contact Officer: Ian Wright
Head of Financial Planning and Support
Tel No. 01642 729230

Appendix One

Initial Expressions of Interest Initial Assessment Criteria

Organisation	Site Lot	Use Proposed	Development Proposals	Investment Proposal	Track Record	Vacant Possession
Bidder A	Community Use	Educational	Facility for Special Educational Needs	Yes	Established educational provider for SEN	Not required
Bidder B	Community and Commercial	Community and commercial	Educational, health related, nursery, community, pupil referral scheme. Business/enterprise to continue in same capacity.	Specific investment not detailed, though discussion about improving the current offer highlighted.	A new organisation, but Director has significant leisure and sport experience in Middlesbrough and potential partner is recognised business provider.	Not required
Bidder C	Business/Enterprise (partnership arrangement for management of the community facilities)	Business/Enterprise (partnership arrangement for management of the community facilities)	Build on existing relations with tenants, encourage new business and reduce costs.	Not eluded to more about reducing costs and increasing income	One of the Trustees has managed The Business Centre for several years, but no explicit evidence of entrepreneurial management.	Not required
Bidder D	Community, business and enterprise	To continue in its current form and create more business opportunities	Improved commercial space	Eluded to “substantial financial investment”	Property developer and investor.	Not required
Bidder E	Whole site	Residential	Unknown	Unknown	Property developer	Unknown

APPENDIX TWO - INDICATIVE ASSESSMENT MATRIX: INFORMAL TENDER [FZ 235/90]

<u>ASSESSMENT CRITERIA</u>	<u>POINTS</u>	<u>BIDDER A</u>	<u>BIDDER B</u>	<u>BIDDER C</u>	<u>BIDDER D</u>	<u>COMMENTS</u>
Financial bid considerations						
1 Offer	200.00					
2 Conditionality	50.00					
3 Risk	50.00					
Sub Total	<u>300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Quality and design of the bid proposal						
4 Quality of the bid proposal						
i. Comprehensive business case	150.00					
ii. Indicative sketch layout proposals	25.00					
iii. Planning use conformity	25.00					
iv. Evidence of planning consultation	25.00					
v. Project delivery programme	25.00					
Sub Total	<u>250.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
5 Community considerations						
i. Integration of bid proposal	25.00					
ii. Community access, support & regeneration	50.00					
iii. Opportunities for business development	50.00					
Sub Total	<u>125.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
6 Sustainable operation & management						
i. Adherence to One Planet Living principles	100.00					
ii. Retention of businesses	50.00					
iii. Employment retention & creation	50.00					
Sub Total	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
7 Track record						
i. Evidence of scheme delivery	25.00					
ii. Bidder status	25.00					
iii. Management capability	25.00					
iv. Investment potential	25.00					
v. Financial accounts	25.00					
Sub Total	<u>125.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Total Assessed Score	<u>1000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Tender Rank		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

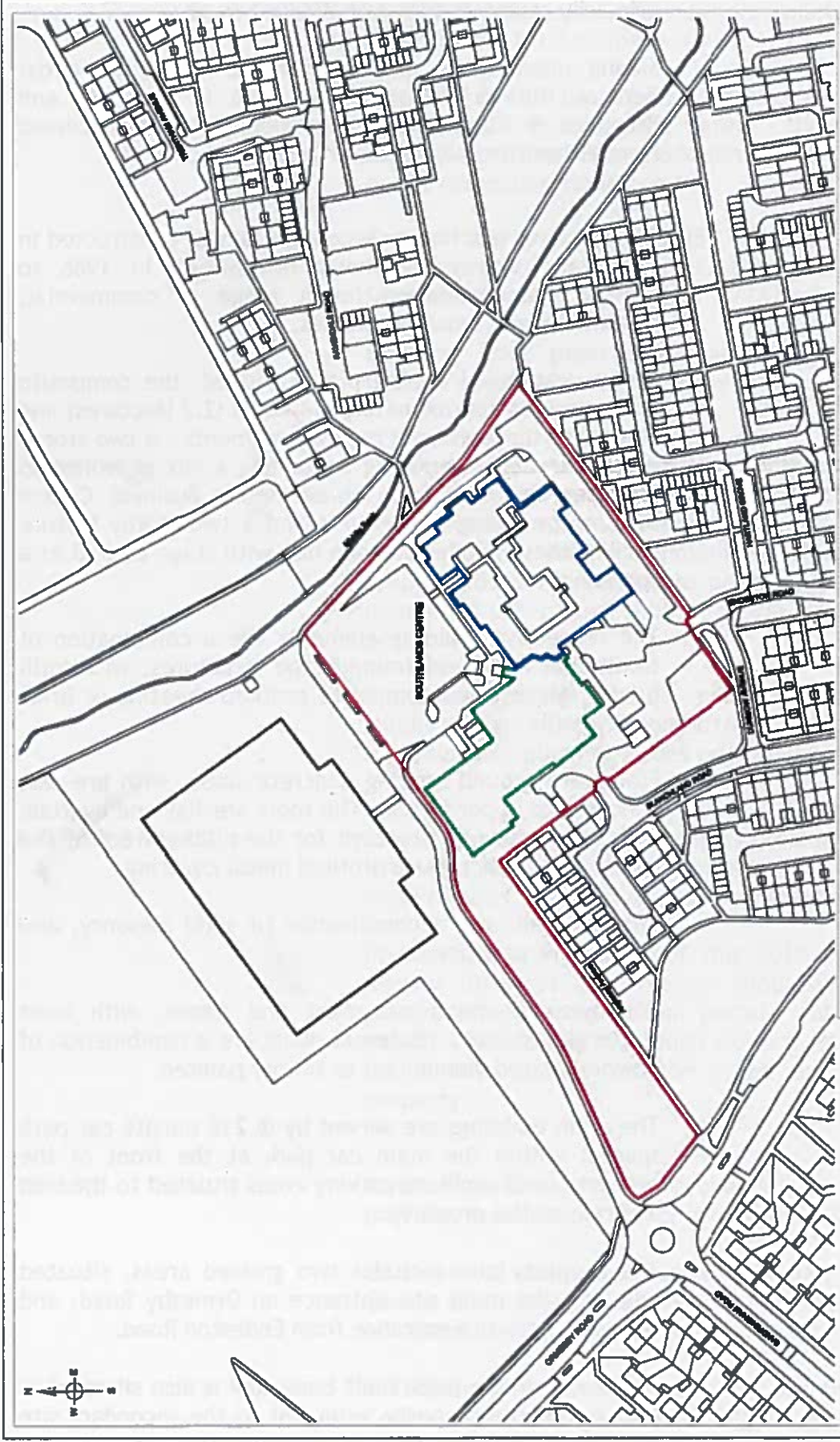
Subject of assessment:	Southlands Centre future			
Coverage:	Cross-cutting			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input type="checkbox"/> Project	<input checked="" type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input type="checkbox"/>	Revision of an existing approach:	<input type="checkbox"/>
It is driven by:	Legislation:	<input type="checkbox"/>	Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p>Insert short description, using the following as sub-headings:</p> <ul style="list-style-type: none"> • Key aims, objectives and activities To assess the impact of the proposal to cease work to continue use of the site as a business centre with an alternative owner and assess the impact of proposals to use the site for alternative means, offering the businesses and community groups based there alternative locations. • Statutory drivers (set out exact reference) Disposal of the site would be governed by Best Value Statutory guidance and the Public Sector Equality Duty will be considered as part of the relocation programme to ensure no groups or individuals are disproportionately adversely affected because they hold one or more protected characteristics. • Differences from any previous approach – Currently the facility is operating as a Business Centre and a Community venue with private hire options at a commercial rate. Under the proposal it would cease to operate in this manner as alternative uses for the building and land would be explored. • Key stakeholders and intended beneficiaries (internal and external as appropriate) Staff and facility users, Trade Unions. Community groups and businesses who use facilities. • Intended outcomes. To revise the approach being taken to the Southlands Centre disposal in light of the uncertainty around the viability of the business centre in the medium term. 			
Live date:	September 2017			
Lifespan:	N/a			
Date of next review:	n/a			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *	x	<input type="checkbox"/>	<input type="checkbox"/>	The review of service will not impact upon any individual's human rights.
Equality Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups? *	x	<input type="checkbox"/>	<input type="checkbox"/>	<p>Service users: the proposal will be shaped to mitigate the impact on service users. The proposal is relevant to the age, disability and race protected characteristics because of the focus of some of the community groups that currently use the facilities. It is anticipated that potential adverse impacts will be fully mitigated by work that will be undertaken to identify alternative accommodation for these groups. If this is not possible stage 2 further impact assessment will be completed prior to any final decision being made on the site to consider the implications of this.</p> <p>Businesses: none of the businesses in the building deliver services that are focussed on supporting a particular protected characteristic.</p> <p>Staff: if alternative uses for the site are agreed, there will be an impact on Council staff based there. There is a small core team supported by a small group of casual staff members. There are no concerns that the proposals to seek alternative uses could have a disproportionate adverse impact on staff because they hold a protected characteristic.</p> <p>Staff will be subject to a formal review process in order to implement any proposal to cease services from the site and this will be subject to a separate impact assessment process and will be supported by a range of HR policies to ensure there is no disproportionate adverse impact on staff as a result of their holding a protected characteristic which could be a breach of the Equality Duty. Documents used to support this process include service review guidance, redeployment policy and redundancy policy.</p> <p>Based on the above there are no concerns that the proposal could result in a disproportionate impact on an individual or group because they hold a protected characteristic. Community groups will be given every opportunity to locate at alternative sites to ensure they can continue to deliver their services, as will businesses.</p> <p>Evidence used to inform this assessment includes analysis of staffing equality data where disclosed, community groups information and data on the businesses.</p>

* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.

Screening questions	Response			Evidence
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *	X	<input type="checkbox"/>	<input type="checkbox"/>	There are no concerns that the proposal could adversely impact on community cohesion because of plans to fully mitigate the impact by identifying alternative sites for community groups and supporting businesses to relocate.
The Mayor's 2025 Vision Could the decision impact negatively on the achievement of the Mayor's vision for Middlesbrough? *	x	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will support work by the Council to reduce costs while also retaining control of a large site in the town.
Organisational management / transformation Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its Change programme? *	x	<input type="checkbox"/>	<input type="checkbox"/>	The review is driven by transformation and will support the desired outcomes.
Next steps: ➡ If the answer to all of the above screening questions is No then the process is completed. ➡ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.				

Assessment completed by:	Ian Wright	Head of Service:	n/a
Date:	10/3/17	Date:	



Scale: 1:1500
 Date: 6th JULY 16
 Drawn: JMS
 Dwg No: VAL 4273 F

**SOUTHLANDS LEISURE CENTRE
 ORMESBY ROAD
 MIDDLESBROUGH**

Middlesbrough
 moving forward

TIM WALKER VALUATION & ESTATES

- SITE AREA
- LEISURE BUILDING
- COMMERCIAL BUILDING

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Enterprise Centre					
Roofs	Main Roof	General deterioration of felt coverings. Aged & worn Roof lights	Replace roof covering. Include for upgrading of insulation to meet current regulations. Replace all roof lights	C 2	£118,450.00
	Single Storey Roofs	General deterioration of felt coverings.	Replace roof covering. Include for upgrading of insulation to meet current regulations	C 2	£2,800.00
	(Photographs 01-05)	Flaking of decorative finishes and localised decay to timber fascia.	Undertake localised repairs and redecorate fascia	C 2	£500.00
Rainwater Goods	Inner Elevation onto courtyard (Photographs 06-08)	Leakage at joints and some blocked with Vegetation.	Replace pvc gutter.	C 2	£500.00
External Walls	North Facing Elevation	Deterioration of mortar pointing due to rainwater discharge.	Rake out & re-point	B 2	£1450.00
Windows & Doors	All elevations	Aged and worn windows/frames & doors. Decay to timber window cladding.	Replace all windows/frames and infill panelling.	B 3	£127,600.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
	All elevations	Deterioration of decorative finishes to external doors and roller shutters.	Prepare and redecorate all previously painted items.	B 3	£3,400
	Room 032 (Photographs 09-15)	Significant deterioration of timber framed window/door.	Replace window/door & framing.	C 2	£3,700.00
External Redecoration	Timber cladding to windows	Localised deterioration & flaking/ peeling of decorative finishes.	Undertake localised timber repairs. Prepare & paint all previously painted surfaces.	C 2	£3,100.00
Internal					
Walls	Rooms 052, 064, 065 & 72 (Photographs 16-18)	Cracking to walls.	Repair cracking prior to redecoration	B 3	£450.00
Ceilings	Rooms 001-007, 014, 022-024, 029. (Photographs 19-21)	Staining & damage to ceilings.	Replace damaged ceiling finishes	B 3	£38,600.00
Floors & Stairs	Rooms 004 Room 005 (Photographs 22-23)	Surface deterioration of concrete floor Poor threshold detail Worn floor finishes	Repair floor surface & re-coat Fit new threshold to accommodate levels Replace defective floor finishes	B 3 B 3 B 3	£450.00 £100.00 £47,000.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Sanitary Services		Worn & aged facilities	Replace facilities as necessary	B 3	£15,000.00
Internal Redecoration		Internal decorations are worn and faded.	Prepare and redecorate all previously painted items.	B 3	£36,000.00
				Total	£399,100.00

No Access to Rooms:- 030, 050, 054-055 and Cupboards 016-017, 025-026, 038, 051, 053, 056-058

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Southlands Non-Leisure					
Roof	Main Roof North West Section	General deterioration of felt coverings.	Replace roof covering. Include for upgrading of insulation to meet current regulations	C 2	£111, 600.00
	Single Storey section onto courtyard	General deterioration of felt coverings.	Replace roof covering. Include for upgrading of insulation to meet current regulations	C 2	£8,400.00
	Single Storey section to south east (Photographs 01-13)	General deterioration of felt coverings.	Replace roof covering. Include for upgrading of insulation to meet current regulations	C 2	£133,000.00
Rainwater Goods	Pvc Gutter & down pipe to single storey section (Photograph 14-16)	Evidence of leakage from joints and outlets	Replace as part of the replacement of the roof recovering works.	C 2	£1,750.00
		Decay to fascia	Repair & redecorate	C 2	£2,000.00
External Walls	All Elevations	Damaged render in location of steel frame columns.	Remove damaged render finishes. Remove corrosion to steel frames, treat, prime, paint & redecorate. Re-render & redecorate to match existing	B3	£23,000.00
		Surface corrosion & deterioration of decorative finishes to steel frame columns.	Remove corrosion to steel frames, treat, prime, paint & redecorate.	B 3	£19,500.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
	West & South facing elevations	Vertical cracking to concrete window surrounds.	Remove damaged concrete, expose all areas of steel reinforcement, remove corrosion, treat, prime and paint, reform concrete profile.	B 3	£9,000.00
	South facing elevation	Deterioration of concrete base/plinth.	Remove damaged concrete, expose all areas of steel reinforcement, remove corrosion, treat, prime and paint, reform concrete profile.	B 3	£1,200.00
	(Photographs 17-28)	Sections of displaced brick.	Reinstate displaced brickwork	B 3	£350.00
Windows & Doors	All elevations	Original windows, framing & infill panelling is aged and worn.	Replace all original windows, framing & infill panelling.	B 3	£537,000.00
	(Photographs 29-33)	Localised decay and deterioration of decorative finishes to timber doors & frames.	Undertake localised repairs and redecorate all previously painted items.	C 2	£3,800.00
External Redecoration	All Elevations	Flaking and deterioration of decorative finishes.	Prepare and redecorate all previously painted items.	B 3	£2,800.00
Internal					
Walls	Rooms 008, 034, 035, 048, 084, 092, 106-109, 110-112, 119, 142, 172, & 173 & stairwells (Photographs 34-44)	Damage to wall finishes.	Repair damage to walls	B 3	£8,700.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Ceilings	All internal areas, except 051 & 054 (Photographs 45-47)	Stained and damaged ceilings.	Replace defective ceiling tiles and repair ceilings.	B 3	£43,000.00
Floors & Stairs	All internal areas (Photographs 48-49)	Sections of tiling are cracked and stained. Carpets are worn and stained. Vinyl sheeting is at the end of its life span.	Replace defective floor coverings.	B 3	£58,000.00
Internal Redecoration	All internal areas	Worn & faded decorations to walls, & internal joinery	Prepare and redecorate all previously painted items.	B 3	£72,000.00
Sanitary Services		Worn and aged fittings	Replace all fittings and refurbish	B 3	£17,000.00
				Total	£1,052,100.00

No Access to Rooms:- 011, 050, 055, 073-074, 095, 129, 178, 180 and Cupboards:- 057-058, 060-062, 069, 075-076, 096-097, 113-114, 163, 179-180

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Leisure Centre					
Roofs	Single Storey Roof Sections	General deterioration of felt coverings & roof lights.	Replace roof coverings. Include for upgrading of insulation to meet current regulations.	C 2	£53,000.00
	Profiled metal roof sheeting.	Signs of cut edge corrosion, corrosion to fixings, & poorly installed flashings. Deterioration of decorative finishes to capping pieces.	Repair roofing sheets, replace corroded fixings and flashings. Prepare, prime a redecorate all steel capping pieces, verges etc.	C 2	£12,000.00
	Two Storey Roof Sections	General deterioration of felt coverings & roof lights.	Replace roof covering & roof lights. Include for upgrading of insulation to meet current regulations.	C 2	£106,000.00
	Sports Hall (Photographs 01-14)	Signs of cut edge corrosion, corrosion to fixings & deterioration of decorative finishes to capping pieces.	Repair roofing sheets, replace corroded fixings and flashings. Prepare, prime a redecorate all steel capping pieces, verges etc.	C 2	£23,000.00
Rainwater Goods	All elevations	Blocked steel pressed gutters. Leakage from outlet junctions of gutter to Sports Hall.	Clear out gutters. Inspect and undertake works as necessary.	C 2	£7,000.00
	(Photographs 15-24)	Damaged & defective pvc gutters and downpipes.	Replace guttering and downpipes in their entirety.	C 2	£2,800.00
External Walls	Elevation to Kitchen, store, rooms 003/004.	Stepped cracking to masonry.	Rake out and re-point mortar joints to all elevations.	B 3	£1,200.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
	Sports Hall	Deterioration of decorative coating to profiled cladding edge trims & sills.	Prepare, prime & redecorate all steel capping pieces, verges etc.	B 3	£8,600.00
		Cracked render to wall corners.	Replace damaged render & redecorate to match existing.	B 3	£2,400.00
	Elevation to room 034 (Photographs 25-34)	Cracking to render finish	Replace damaged render & redecorate to match existing.	B 3	£550.00
Windows & Doors	All Elevations	Original windows/framing & infill panelling, is aged and worn with deterioration to decorative finishes.	Replace all original windows	B3	£53,000.00
	(Photographs 35-40)	Localised decay and deterioration of timber doors & frames.	Carry out localised repairs to doors/frames.	C 2	£5,200.00
External Redecorations		Deterioration of decorative finishes to external joinery.	Prepare and redecorate all previously painted items.	B 3	£29,000.00

Element /Item	Location	Defect	Remedy	Priority/ Grade	Estimated Cost
Internal					
Walls	Rooms 004, 006, 011,017, & 073	Damage to wall finishes.	Repair damage to wall plaster.	B 3	£3,000.00
	Room 018, 054 (Photographs 41-46)	Damaged plaster at low level, possible rising damp.	Investigate cause of damaged plaster & undertake works as necessary.	B 3	£2,500.00
Ceilings	Rooms 002, 001a, 002a, 011, 016, 018, 019, 021, 023, 027, 030a, 034, 051, 052, 054, 055, 058, 060 &079 (Photographs 47-51)	Stained & damaged ceiling tiles.	Replace damaged ceilings	B 3	£48,000.00
Floors	All areas (Photographs 42-53)	Torn, dated and stained floor finishes.	Replace all defective floor finishes	B 3	£29,500.00
Internal Redecoration	All areas	Dated and faded decorations	Prepare and redecorate all previously painted items.	B 3	£85,000.00
Sanitary Services		Worn and aged fittings	Replace all fittings and refurbish	B 3	£12,000.00
				Total	£483,750.00

No Access to Rooms :- 038-039, 041, 063, 068, 070 and Cupboards 012-013, 025-026.

Southlands Community operations

Appendix Six

Managed by Gary Hamilton and overseen by Gamini Wijesinghe.
Reception/community management supported through Business admin apprentice and by SLM officers on an evening and weekend.

Current Set up Feb 2017

Opening times – Mon – Fri 8.00-4.00pm

Self-managed groups use the facility these include:-

- Middlesbrough Council –
X4 Adult Inclusion - Weekly
Conference Training –
- External Conference Bookings – Daily
- Aging Better – Weekly
- Public Health Session - Weekly
- TOFYC - Daily
- Slimming World x 2 sessions - Weekly
- Credit Union - Weekly
- Stroke Group - Weekly
- Street leagues – Weekly
- Holiday Clubs – Half Term Time
- Dance Festivals - Weekly
- Relaxation Station – Permanent Rental

Mon-Fri 4.00-9.00pm - Opens to Community for general hire which offers:-

- **PPV bookings including –**
5-a-side
Basketball
Badminton
Table Tennis
Hockey
Health Suite
- Parties – Include Soft Play & Bouncy Castle / Disco / Football
- Functions – Asian Celebrations / Dance Completions / Bar Functions
- **General room hire for Clubs & groups include –**
External Party Provider- Weekly
Kickboxing – x3 session weekly
Karate – x2 session weekly
Gymnastics - weekly

x3 Dance Groups – weekly
Dancecise - weekly
Archery – weekly
x2 Slimming World - weekly
Hockey League - weekly
PORA Bingo - Weekly
Community Bowls – Weekly

Sat & Sun 8.45-5.15pm - Opens to Community for general hire which offers:- As Above

Sat & Sun 5.00-Late Finish – The facility may be booked after 5pm for private/special events. There is an additional service charge which is added to the booking for these events.

All the sessions in red are the groups we would need to contact if the facility wasn't available post April 2017.

We have provisionally started taking bookings for 2017/2018, to date we have provisionally booked in :-

- 12 Birthday Parties
- 34 Dance Festivals spread across 34 weekends
- 4 Asian Celebrations
- 3 Standard Functions