

CENTRAL SWINDON NORTH PARISH COUNCIL

Condition of Pembroke Gardens Changing Facilities

2nd January 2018

1. Introduction

- 1.1 At its meeting on 5th December 2017 the Finance Committee of Central Swindon North Parish Council requested a report be brought to its next meeting, about the condition of the changing facilities at Pembroke Gardens Recreation Ground.
- 1.2 A visual inspection of the premises was carried out on 18th and 20th December 2017 by Marcus Szczepanek, Project Manager and his findings are set out within this report. To date no technical inspection or testing of the electrical and mechanical installations has been arranged.

2. Report Details

- 2.1 A visual inspection has been carried out for Central Swindon North Parish Council (the Leaseholder) of the changing facilities at Pembroke Gardens Recreation Ground.
- 2.2 The changing facilities have been “mothballed” by Swindon Borough Council (the Freeholder) and would need repair and maintenance work carried out before the building could be brought back into use.
- 2.3 In its current configuration the building is considered only suitable as a basic provision for male changing. It is considered unsuitable for female use unless major changes to the layout are undertaken.
- 2.4 It is estimated that a budget of £40k including fees and expenses would enable the necessary repairs and maintenance work to be undertaken. This would allow the changing facilities, in their current configuration, to be reopened.
- 2.5 If the building was needed for both male and female use, a feasibility study would be required. It is probable that the most cost-effective outcome of this study would be to demolish the existing building and rebuild a more suitable facility. This would likely cost £300 – 400k including fees, expenses and fit out.

Premises Overview

- 2.6 The existing premises is situated in a corner of the recreation ground and serves two full size football pitches. Access to it is by foot either by crossing the grass playing field or along a pathway from Cheddar Road. There is no roadway to the building and no on-site parking or hard standing areas nearby. All vehicles using the facility need to park on the surrounding estate roads. There is evidence of damaging vehicle access (grass cutting tractor) across the grass bordering the footpath. Arrangements would need to be put in place so that this damage was avoided or minimized by users vehicles once the changing facility is reopened.
- 2.7 The premises is not currently in use but is locked and secure. It is a single-storey, square shaped building with a water storage tower. Internally the external entrance door leads to a central corridor off which there are four changing rooms, an open plan shower area and an open plan toilet area with a single WC cubicle. At the end of the corridor is a services room housing the hot water cylinder together with incoming mains services.
- 2.8 The building is constructed with brick and block cavity walls, an in-situ concrete flat roof and steel security entrance door. Originally there was a high-level window to each of the four changing rooms and the shower area. These windows have previously been removed and blocked up with brick and blockwork. As such the building is very secure. The external walls and external door are heavily graffitied and require cleaning. The brickwork walls could be decorated but it is likely that due to its isolated position the building will continue to suffer from graffiti.
- 2.9 Internally the building is in a reasonable condition. What appears to be several disassembled metal goal posts with crossbars have been left lying along the length of the corridor and within the shower area. These items are currently a trip hazard and should be disposed of or if needed, stored elsewhere. There are also refuse bins containing discarded items and other small miscellaneous items within the building which would all need to be cleared from the premises before it can be used again.
- 2.10 There is no natural light anywhere within the building, but the water and electric services are live. This allows all the lights to be switched on from one light switch within the service room and the toilet facilities to be used. It is believed the power socket within the service room is also useable.

Changing Rooms

- 2.11 There are four identical changing rooms situated at the four corners of the building. It should be noted that one changing room could not be inspected due to the goal posts blocking its entrance.
- 2.12 Each changing room has an internal entrance door with a combination lock plus deadlock. A code has been obtained for the combination locks which are serviceable. There are no keys for the deadlocks which makes them redundant.
- 2.13 The original high-level windows have been blocked up. There is one electric luminaire but no natural daylight or mechanical ventilation to these rooms. Ventilation is provided by two high level passive air vents/bricks on the external wall.
- 2.14 The walls are painted blockwork and are not tiled. The floor is tiled with perimeter tiled skirting. The ceiling is painted plasterboard fixed on timber battens to the underside of the concrete roof. The plasterboard in one changing room has been pulled down. There is wall bench seating with clothes hooks on a timber rail around the perimeter of the rooms and they appear to be in good condition and useable.
- 2.15 Generally, the rooms are basic and in a reasonable condition and would only require deep cleaning and decoration to enable them to be reused. However, consideration should be given to re-providing a high-level secure windows and/or installing mechanical ventilation.

Shower Area

- 2.16 Situated centrally and to one side of the building layout is an open plan shower area with no privacy doors or screens.
- 2.17 The walls are blockwork and fully tiled. The floor is tiled with perimeter tile skirting. There is a drainage channel across the threshold to the shower area. The ceiling is the decorated underside of the concrete flat roof. Some repair work would be required, and the area cleaned before it could be reused.
- 2.18 The original high-level windows have been blocked up. There is no natural daylight. Consideration should be given to re-providing a high-level secure window.
- 2.19 There are three shower points on each side of the shower area. All the plumbing is surfaced mounted but appears undamaged. The shower points appear to be useable.

2.20 There is one electric luminaire in the shower area. Mechanical ventilation is provided by one old, basic and inappropriate extract fan situated at high level on the external wall together with one passive air vent/brick. A new mechanical ventilation installation is required in this area.

Toilet Area

2.21 Situated centrally and opposite the shower area is an open plan toilet area with no privacy door or screen.

2.22 The walls are blockwork with no tiling. The floor is tiled with a perimeter tile skirting.

2.23 There is a white ceramic urinal slab along one wall. Two large white ceramic wash hand basins each with a single wall mounted cold water tap and together with a paper towel dispenser are on the opposite wall. A single WC blockwork cubicle is situated against the external wall with door, WC suite and toilet paper dispenser.

2.24 The WC and urinal slab both flush and one of the cold taps is just usable. All the plumbing is surfaced mounted but appears undamaged.

2.25 The sanitary appliances are in a reasonable condition and could be cleaned and reused. The taps should be replaced, and consideration given to providing a hot water tap to both wash hand basins.

2.26 There is one electric luminaire but no natural daylight or mechanical ventilation to the toilet area. Consideration should be given to installing a ventilation system.

Service Room

2.27 At the far end of the corridor is a service room which has an internal entrance door with a combination lock plus deadlock. A code has been obtained for the combination lock which is serviceable. There are no keys for the deadlock which makes it redundant.

2.28 The service room contains a large hot water cylinder with a poorly fitting insulation jacket and associated plumbing. This cylinder provides the hot water to the shower points. This cylinder will need improved insulation and probably needs replacing,

2.29 The electric meter and a modern electric consumer unit with one light switch that operates all the premises lights and one power point are on a side wall together with surface mounted electric cables within steel conduit.

Electric and mechanical installations

- 2.30 The electric installation is working and appears in good condition but would require to be inspected and tested by a competent person to ensure it is serviceable and compliant with current electrical safety regulations.
- 2.31 The plumbing installation is working and appears in good condition but would require to be inspected and tested by a competent person to ensure it is serviceable and compliant with current water and health and safety regulations, particularly the prevention of legionella disease.
- 2.32 The ventilation installation is inadequate, and a new mechanical ventilation installation should be designed and installed for the whole building.

3. Recommendations

- 3.1 That Councillors agree a budget of £40k including fees and expenses to carry out the necessary repairs and maintenance work to enable the reopening, in its current configuration, of the changing facilities at Pembroke Gardens Recreation Ground.
- 3.2 That the Project Manager arrange for a competent person to inspect, test and report on the condition of the electrical and mechanical installations and then report those findings to this committee in February 2018.
- 3.3 That the Project Manager obtains all necessary permissions, particularly building regulation and highway approvals or exemptions for carrying out the repairs and maintenance works.
- 3.4 That the Project Manager prepares a Request for Quotation together with a specification and pricing documentation for repair and maintenance works to the changing facility in its current configuration and obtains quotations using the South West Portal by 31st March 2018.