

Operational Update

Finance & General Purposes

Date: 4th Feb 2025

Author:	Andrew Briggs
Wards Affected:	All CSNPC Wards
CSNPC Priorities:	To provide a high standard of services & facilities.

1. Purpose and Reason

- 1.1 To provide Members with an update on completed and ongoing operational matters.

2. Recommendations

Members are recommended to:

- 2.1 To note the report.

3. Detail

3.1 Des Moffatt Western CC:

Non economical heating system – within capital project scope (PWLb).

Various matters identified by Centre (disabled toilet access / carpark) - ongoing.

New roof required (PWLb)

3.2 The Reading Rooms:

Remaining Internal redecoration (kitchen and toilets) – Outstanding
Flooring repairs.

Roof repairs – Outstanding.

Brickwork pointing – Outstanding.

Both jobs were assessed by SBC and priced by third party. Awaiting further detail. Consideration may need to be given to completion within capital works programme.

Replace windows (several blown).

3.3 JMH

Entrance auto door issue. Motor requires replacement – Circa **£1,000.00**

External Brickwork requires re-pointing.

3.4 Even Swindon

Non economical heating system – within capital project scope (PWLb).

Carbon Monoxide Alarms provided (x2)

Gas cooker safety mechanism being looked at due to updated regulations.

Water ingress entrance awning - Lead flashing to glass seal perished – Quote **£1,950.00**

Further information on the subject of this report can be obtained from Andrew Briggs on Direct Dial No. 01793 466499 or Email: Ops@centralswindonnorth-pc.gov.uk

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Urinal refurbishment due to blockages and leak (existing pipework boxed in and inaccessible) – Quote **£5,500.00**

LED Light replacements required – Current light fittings obsolete.

3.5 **Gorse Hill**

Non economical heating system – within capital project scope (PWLb).

Kitchenette Door, water ingress causing damage to flooring – ongoing

New Roof (PWLb)

3.6 **Moredon CC**

Inadequate heating in the main hall (PWLb)

Thames Water – Water Regulation compliance matters – being investigated.

Poss leak on lower roof – being monitored.

Light fittings faulty, now obsolete – Replaced / Complete.

3.7 **Chippenham Close**

Inadequate heating system – within project scope (PWLb).

Metal security grills around windows require replacement

Damaged patio slabs – to be repaired (PWLb).

3.8 **Southbrook Pavilion:**

Uneven paving slabs – within project scope (PWLb).

Internal redecoration.

3.9 **Mannington Pavilion:**

Footbridge crossing – Galvanised steel bridge replacement work commenced
WC - 09.12.2024

Internal & external redecoration – To be reviewed (external mural TBC)

Changing room door(s) vandalised – **Est £2k** to replace door and code locks –
in progress

3.10 **PTCC:**

LED replacement for light bulbs in Café and reception area (No' bulbs not
working) – Sourcing cost.

Lift broken – Pending investigation.

Carpark light upgrade (PWLb).

Main hall sliding door, mechanism issue – Multiple repairs / possibly requires
new door.

Main Hall walls and floor deteriorating – require repair.

Kitchen ceiling leak – Repaired / Complete.

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3.11 Chapel St

Sharps bin installation – Outstanding (supplier issues).

3.13 Seven Fields

Replacement mechanical system – currently in procurement.

Foul Drainage issue – Overflow, requires extraction. Initial assessment from Thames Water, suggests pump failure (likely historic / known by SBC).

3.18 Misc

1- ESS have completed fire door assessments – Reports prepared.

Total cost of works quoted - **£57,241.78**

2- Asbestos Reinspection's & Management Survey - **£3,506.00 + VAT**

3- Clearance of vegetation from Parkside Hub site.

4- Installation of new bins

5- Repair damaged panel at St Marks MUGA

6- Repair entrance floor mat at PTCC.

7- Replace window switch in main hall at PTCC

8- Commenced winter works programme:

- a. Leaf clearance at Sports sites
- b. Penhill MUGA
- c. Inglesham Rd Play Area
- d. Harcourt Rd Play Area
- e. Alanbrooke Crescent Play Area
- f. Bark chipping at Gorse Hill CC
- g. Alton Close Play Area
- h. Graffiti Removal
- i. Gutter clearing
- j. PTCC
- k. Litter bin cleaning

See Cost update below.

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4. General Maintenance Budgets update: Jan 25

Jan-24	Re paint office upstairs in Pinetrees		£532.00	
Jan-24	PTCC Boiler Service & Replace valves		£344.00	
Jan-24	PTCC Pump		£260.00	
Jan-24	Replace & relocate sink unit & tidy up all pipework		£730.00	Mannington
Jan-24	Replace 2 sets of taps, one set corroded & unable to tighten		£192.00	Gorse Hill CC
Jan-24	Replace leaking bib tap on cleaners sink		£84.00	Even Swindon CC
Jan-24	Replace leaking TMV in gents - fit new set of taps		£156.00	JMH
Jan-24	Replace faulty siphon in toilet		£84.00	Even Swindon
Jan-24	Add leak sealer to heating system due to boiler dropping pressure		£72.00	Reading Rooms
Jan-24	Modify pipework for kitchen appliances		£268.00	MSH
Jan-24	Replace broken toilet handle & new siphon fitted		£133.00	Even Swindon
Jan-24	Moredon CC - Fire Door Repair		£319.00	

Running Total - £23,157.38

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4.2 General Compliance Budget Update: Jan 25

Dec-24	Safety Chair Service		£99.00	PTCC
Jan-25	Mannington LRA		£385.00	Legionella Risk Assessment Expired
Jan-25	MRCL - Walker Fire		£115.00	Fire Alarm Service
Jan-25	DMWCC - Walkler Fire		£640.16	Service & Various
Jan-25	DMWCC - Walkler Fire		£204.69	Fire Appliance Service
Jan-25	MRCL - Walker Fire		£174.69	Fire Appliance Service
Jan-25	JMH - Walker Fire		£406.37	Fire Appliance Service
Jan-25	Gorse Hill CC - Walker Fire		£150.90	Fire Appliance Service
Jan-25	JMH CCTV Service		£525.00	OSE
Jan-25	Penhill Change - Walker Fire		£156.00	Emergancy Lights

Running total - £22,713.92

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