

Pinetrees Community Centre – Hall Flooring and Internal Decoration Works

Committee: Finance & General Purposes

Wards Affected: Pinehurst

Priorities: To provide a high standard of services & facilities.

Date: 16th June 2026

1. Purpose and Reason

1.1 To provide Members with an update on the proposed hall flooring replacement and internal decoration works at Pinetrees Community Centre.

1.2 To ask the Finance & General Purposes Committee to consider the quotations received and support, in principle, a preferred package of works.

2. Background

2.1 Pinetrees Community Centre is one of the Council's key community facilities. The main hall and wider public areas are used for a broad range of community activities, including meetings, events, children's activities, general hire, light activity use and bookings involving tables and chairs.

2.2 The existing hall floor remains usable, but its condition and appearance have deteriorated. Photographs of the current floor are attached at Appendix A and show visible wear, surface deterioration and an aged appearance across the main activity area.

2.3 The internal decoration of the building would also benefit from renewal. Walls, woodwork, stairwells, foyers, toilets, reception and circulation areas are subject to regular public use and are showing signs of wear consistent with a busy community building.

2.4 Officers consider that progressing the flooring and decoration together would provide a more complete improvement to the facility, reduce disruption to users and avoid separate closure periods.

3. Budget Provision

3.1 The Council previously set aside an estimated **£20,000** within the approved Public Works Loan Board-funded programme for the Pinetrees Community Centre Hall flooring project.

3.2 The Council has also set aside **£45,000** within the Public Works Loan Board-funded programme for internal redecoration works.

3.3 The internal decoration allocation is not solely for Pinetrees Community Centre and is intended to support decoration works across multiple Council sites. It is

therefore important that the Pinetrees decoration works remain proportionate and leave a sufficient balance for other sites.

4. Flooring Quotations Received

4.1 Two flooring quotations have been received. These are anonymised in this report as Flooring Contractor A and Flooring Contractor B.

4.2 Flooring Contractor A

4.2.1 Flooring Contractor A has provided a quotation for overlaying the existing hall floor with a specialist sprung sports flooring system, finished in a solid sports linoleum playing surface. The quotation is based on an area of 165m².

4.2.2 The quotation includes:

- delivery to site;
- skips for waste removal;
- sprung flooring system;
- solid sports linoleum playing surface;
- perimeter sports skirting; and
- door threshold trims.

4.2.3 The quoted project total is £19,002.00

4.2.4 Flooring Contractor A has also confirmed that alternative finishes are available. The solid sports vinyl playing surface carries an uplift of £6.95 per m², equating to an additional £1,146.80. This gives an indicative total of £20,148.80 for the vinyl option.

4.2.5 The vinyl range includes wood-effect finishes such as Wood Oak, Maple Desert, Maple Sun and Light Cherry, alongside plain colour options.

4.3 Flooring Contractor B

4.3.1 Flooring Contractor B has provided a quotation for a traditionally laid synthetic floor system measuring approximately 164m².

4.3.2 The proposed system includes preparation of the existing floor, reporting to the Council on sub-floor conditions, installation of a DPM, and installation of a 22mm pre-finished solid beech tongue-and-groove floor system above a sprung bearer system.

4.3.3 The updated quotation also includes the application of one coat of manufacturer-approved high-traffic specialist floor seal, in either matt or gloss finish, suitable for sporting traction and referenced as meeting BS7044 and European DIN 14909 standards.

4.3.4 The quotation is broken down as follows:

Element	Cost ex. VAT
New sprung timber floor system	£19,250.00
Door trimming	£750.00
New skirting and thresholds	£1,200.00
Application of high-traffic specialist floor seal	£795.00
Total ex. VAT	£21,995.00

4.4 Flooring Contractor C

4.4.1 Flooring Contractor C has provided a quotation. Which is for the uplift of the existing vinyl floor, application of Ardex NA and latex to the sports hall floor, and supply and fitting of Furlong commercial LVT. The works are stated as being carried out over four days.

4.4.2 The total quoted cost is £10,500.00.

4.4.3 The proposed product is understood to be from the Furlong Carina LVT range, with potential colour options including Dusty Oak or Bowerston Oak. Product information for the Carina range identifies a 0.55mm wear layer, R10 slip resistance on relevant plank options, Class 33 heavy commercial suitability and a 10-year commercial warranty.

5. Flooring Assessment

5.1 The three quotations provide different flooring solutions:

Contractor	Type of System	Cost
Flooring Contractor A	Sprung sports system with linoleum / vinyl option	£19,002.00 to £20,148.80
Flooring Contractor B	Sprung timber floor system with high-traffic seal	£21,995.00
Flooring Contractor C	Commercial LVT with floor preparation / latex	£10,500.00

5.2 Pinetrees is not a dedicated sports hall. The floor must support a mixed-use community environment, including:

- tables and chairs;
- community events;
- children's activities;
- general hire;
- public footfall;
- occasional activity or light sport use;
- cleaning and spillages; and
- regular movement of furniture and equipment.

5.3 Contractor C provides a more cost-effective commercial LVT option and appears more aligned with the primary use of the hall as a community facility rather than a dedicated sports facility. It is also the same style of flooring as used at MSH.

6. Decoration Quotations Received

6.1 Two internal decoration quotations have been received. These are anonymised in this report as Decoration Contractor A and Decoration Contractor B.

6.2 Decoration Contractor A

6.2.1 Decoration Contractor A has provided a quotation in the sum of **£8,422.00**.

6.2.2 The scope includes preparation and filling of holes/damage to walls and woodwork, two coats of white matt emulsion to walls, sugar soaping varnished woodwork, and painting existing woodwork in a satinwood matt finish.

6.2.3 The areas included are:

- main hall, including use of an electric scissor lift and repairs to damaged wall corners where tables and chairs have been hitting;
- both sets of stairwells and foyers, excluding ceilings;
- café ladies' and gents' toilets, including adjoining wall;
- main reception area and both accessible toilets;
- first-floor kitchen, toilets and meeting room;
- hallway joining both stairwells, including pillars; and
- foyer and entrance area to second steps.

6.2.4 The quotation includes masking, protection of areas not being decorated, floor protection, dust sheets, signage and barriers. It is based on works being carried out during normal Monday to Friday working hours.

6.3 Decoration Contractor B

6.3.1 Decoration Contractor B has provided a quotation in the sum of **£12,650.00**.

6.3.2 The scope includes preparing surfaces, applying two coats of white matt emulsion to walls, two coats of satin gloss to stair treads, and repairs to stair tread edgings.

6.3.3 The areas identified include the rear foyer, stairwell and landing, WCs, balcony, kitchenette, front foyer, stairwell and landing, and reception. It does not include the main hall.

7. Decoration Assessment

7.1 Officers consider that it would be sensible to progress decoration works alongside the flooring project, subject to final budget approval.

7.2 Coordinating the works would allow the Council to:

- improve the hall and wider public areas as one package;
- reduce disruption to users by aligning closure periods;
- reduce the risk of damaging a new floor through later decoration works;
- improve the overall appearance and presentation of the facility; and
- make better use of access equipment, protection and site coordination.

7.3 Decoration Contractor A appears to offer the stronger value-for-money option. The quotation is lower than Decoration Contractor B and appears to include a broader scope, including the main hall.

7.4 Decoration Contractor B's quotation is higher and appears narrower in scope, although it does include stair tread works and stair tread edging repairs.

7.5 Officers' current preference is therefore Decoration Contractor A, subject to final checks on availability, insurance, RAMS, access arrangements and programme.

8. Financial Implications

8.1 Flooring Budget

8.1.1 The Council has set aside £20,000 within the approved PWLB-funded programme for the Pinetrees hall flooring project.

8.1.2 The flooring options currently stand as follows:

Flooring Option	Cost	Position Against £20,000 Estimate
Flooring Contractor A – Linoleum option	£19,002.00	£998.00 below estimate
Flooring Contractor A – Vinyl / wood-effect option	£20,148.80	£148.80 above estimate
Flooring Contractor B – Sprung timber option including high-traffic seal	£21,995.00	£1,995.00 above estimate
Flooring Contractor C – Commercial LVT	£10,500.00	£9,500.00 below estimate

8.1.3 Flooring Contractor C is significantly below the original £20,000 estimate and would release a greater balance within the PWLB programme for other priorities.

8.2 Decoration Budget

8.2.1 The Council has set aside £45,000 within the PWLB programme for internal redecoration works across multiple sites.

8.2.2 The decoration options currently stand as follows:

Decoration Option	Cost	Remaining Balance from £45,000 Allocation
Decoration Contractor A	£8,422.00	£36,578.00
Decoration Contractor B	£12,650.00	£32,350.00

8.2.3 As the redecoration allocation is multi-site, the lower decoration quote would leave a more remaining balance for other Council buildings requiring decoration works.

8.3 Indicative Combined Preferred Package

8.3.1 If Members support the updated officer preference, the indicative combined cost would be:

Element	Indicative Cost
Flooring Contractor C	£10,500.00
Decoration Contractor A	£8,422.00
Indicative Combined Total	£18,922.00

9. Procurement & Governance.

9.1 The report has been anonymised to allow Members to assess the quotations fairly and focus on price, scope, quality and suitability.

9.2 Under the Council's delegation arrangements, the Finance & General Purposes Committee can approve works up to £20,000.

10. Programme and Disruption

10.1 Flooring and decoration works will require careful programming around hall bookings, building users and any other works taking place at Pinetrees Community Centre.

10.2 Decoration works may require stairwells or areas to be taken out of use while works are ongoing.

10.3 Flooring works are likely to require the main hall to be closed for the duration of installation and any required handover period.

10.4 Subject to Full Council approval, officers will coordinate the programme to minimise disruption, provide appropriate notice to regular users and avoid damage between trades.

11. Furniture and Protection of New Floor

11.1 Members should note that one of the likely contributors to damage and wear on the existing floor is the regular movement of tables and chairs, particularly where furniture has metal legs or worn/damaged feet.

11.2 If the Council proceeds with a new hall floor, it would be prudent to review the existing tables and chairs at the same time to avoid avoidable damage to the new surface.

11.3 Officers recommend that the Council considers replacing or phasing out tables and chairs with exposed metal legs, damaged feet or unsuitable contact points, and moving towards furniture with plastic, rubberised or floor-safe feet.

11.4 Options could include:

- replacing existing furniture with plastic or floor-safe alternatives;
- fitting protective feet or glides to existing tables and chairs where practical;
- introducing floor protection mats for high-impact uses;
- reviewing booking conditions to ensure hirers do not drag furniture across the floor; and
- ensuring caretaking staff inspect furniture feet as part of routine checks.

11.5 This does not need to be approved as part of the flooring and decoration award, but Members are asked to note that furniture replacement or protective measures may be required to protect the Council's investment and maximise the life of the new floor.

11.6 Officers will review the condition of existing tables and chairs replace as considered necessary.

12. Recommendations

The Committee is asked to:

1. **Note** the current condition of the Pinetrees Community Centre hall floor and the need for replacement.
2. **Note** the anonymised flooring quotations received:
 - **Flooring Contractor A** – £19,002.00.
 - **Flooring Contractor A** – £20,148.80
 - **Flooring Contractor B** – £21,995.00
 - **Flooring Contractor C** – £10,500.00
3. **Note** the anonymised decoration quotations received:
 - **Decoration Contractor A:** £8,422.00
 - **Decoration Contractor B:** £12,650.00
4. **Support** progressing both the hall flooring and internal decoration works as a coordinated improvement project.
5. **Approve**
 - **Flooring Contractor C – commercial LVT flooring, at a cost of £10,500, and**
 - **Decoration Contractor A – internal decoration works, at a cost of £8,422.00**
6. **Note** that the combined cost is **£18,922.00**.
7. **Note** that officers will review existing tables and chairs at Pinetrees Community Centre, particularly furniture with metal legs or damaged feet, and consider replacement with plastic or floor-safe alternatives to protect the new floor.

8. Appendix A – Current Condition Photographs













Replacement Examples:

