

TAUNTON DEANE BOROUGH COUNCIL

THE WELLSPRINGS CENTRE, TAUNTON

**REPORT OF THE DIRECTOR OF CORPORATE RESOURCES TO THE
EXECUTIVE MEETING ON 25 JUNE 2003**

**(This matter is the responsibility of the Leader of the Council and
Executive Councillor Mrs D Bradley)**

1. Purpose

- 1.1 The purpose of this report is to advise of the discovery of structural defects at the Centre and to seek approval for the funding of remedial work.

2. Background

- 2.1 At its meeting on 22 April, the Council agreed to authorise the carrying out of "advanced works" to the Centre in order to secure that it should be made wind and water tight.
- 2.2 On 2 May, Sport England indicated to the Council that they were not prepared to give further Grant Aid to the Council to complete this project. The leaders of the political groups then represented on the Council agreed to make available the necessary funds to complete the project and the Council's chosen contractor, Bluestone plc, was advised that they could proceed with the completion works.

3. Present Position

- 3.1 In the course of carrying out the advanced works, Bluestone discovered that there were some apparent structural defects which had not previously been identified at the Centre concerning the internal blockwork wall and the means by which it was attached to the structural steel framework for the building. In addition there are problems concerning the connections between the roof purling and the eaves cleats.
- 3.2 These defects have been inspected by the Structural Engineer employed by Symonds Group Limited who has confirmed the existence of the problems and the manner in which remedial work should be carried out.
- 3.3 These defects have been spotted as a result of the removal of defective cladding on one of the walls at the Centre and there are two other walls which are constructed in an identical fashion. Symonds Group Limited have therefore recommended, and our Building Control Manager concurs, that the other two walls should be inspected for the same problem.
- 3.4 Bluestone plc have quoted the sum of £68,736.00 excluding VAT to remove the cladding on the other two walls to facilitate their inspection, to replace that cladding and to effect the necessary repair work to the one wall now known to suffer from these defects. It is estimated that to repair similar defects on the other two walls (if they manifest those defects), will amount to in excess of £18,000 based on our understanding of Bluestone plc's current quotation.

4. Financial Implications

- 4.1 The work now identified in paragraph 3 above is not part of the work for which Bluestone plc were engaged and for which they provided a gross maximum sum (GMS). The sum quoted of £68,736 is outside the GMS as would be the cost of any additional remedial work once the other two walls likely to be affected have been inspected.
- 4.2 The Council have currently voted sufficient funds to meet the GMS and certain anticipated additional legal and other expenses.
- 4.3 It follows that an additional sum will need to be found to meet the additional costs now identified which will need to be, in part, in the form of a supplementary estimate.
- 4.4 In the outturn budget to be discussed by the Executive at its meeting on 25 June, an underspend on the Wellspring budget of £55,850 has been identified and has been earmarked for future challenges on this project.

5. Conclusion and Recommendation

- 5.1 These structural defects could only have been found when the defective cladding was removed. It is necessary and appropriate to ensure that the other two walls are not similarly defective and accordingly the cladding needs to be removed to inspect the circumstances of these other two walls. There is no other means of satisfactorily discovering the position with these two other walls.
- 5.2 The cost of carrying out this work has been described as detailed in paragraph 3 above and the means of funding the cost of the work has in part been identified as set out in paragraph 4 above.
- 5.3 With the protective cladding having been removed it is urgent that the repair works are carried out quickly to avoid further risk to the building. Emergency approval has therefore been given by the Leader to Bluestone starting the works immediately therefore the Executive is RECOMMENDED to:-

- (1) Transfer the earmarked 2002/03 revenue underspend of £55,850 on this project to the capital programme; and
- (2) Request Full Council to confirm a supplementary estimate from unallocated Capital Reserves of £34,150.

J. J. THORBERRY,
DIRECTOR OF CORPORATE RESOURCES
On behalf of the Officer Group

Contact Officer: Jeremy Thornberry, Ext. 2301