

REPORT TO:	ETWALL JOINT MANAGEMENT COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	08 JANUARY 2025	CATEGORY: DELEGATED
REPORT FROM:	EXECUTIVE DIRECTOR – ENVIRONMENT AND COMMUNITIES	OPEN
MEMBERS' CONTACT POINT:	SEAN McBURNEY HEAD OF CULTURAL AND COMMUNITY SERVICES Sean.mcburney@southderbyshire.gov.uk	DOC:
SUBJECT:	ETWALL ASSET REPLACEMENT SINKING RESERVE	
WARD(S) AFFECTED:	ETWALL & SURROUNDING WARDS	TERMS OF REFERENCE:

1.0 Recommendations

1.1 That the Committee approve the use of the Etwall Asset Replacement Sinking Reserve to finance the works, repairs and upgrades outlined in Section 4.4 as follows:

1.1.1 CCTV Replacement/repairs – The system has ceased to function, many of the cameras are now obsolete and the Monitor is beyond economical repair, without a functioning system this poses significant risks to site users and staff in addition to a security risk for the site in general. Total cost = £5,895.00

1.1.2 Gym Floor remedials – Following the core samples previously taken, repair works are required to rectify the damage and to repair the area where the substate has failed. Total cost = £4,500.00

1.1.3 Intruder Alarm remedials – 13 contact points have perished and require replacement, 1 x dual tech movement sensor is no longer functioning and requires replacement, 1x passive infrared detector damaged requires replacement. Total Cost = £2,910.00

1.1.4 Dosing pump failed (complete replacement required) = Total Cost £1,885.70

1.1.5 Building Management System – 1 x Trend IQ4 8AO module including adaptor plugs. 1 x Trend IQ View 8 screen, 24v panel mount. Modify control panel and jigsaw the panel door. 1 x BMS engineer labour to attend site, install the above parts and fully test the operation.
Total cost £3,425.00

1.1.6 Pool balance tank lid (seized shut) – Approximately £3,500.00

1.1.7 Pool pump 3 repair non-operational – Approximately £2,000.00

- 1.1.8 Pool pump 1 repair – Approximately £1,075.00
- 1.1.9 Installation of a top up tank meter to evidence flow rate and obtain a Trade Effluent License for the site – Approximately £1,400.00
- 1.1.10 Lightning Protection Remedials - £2,296.57
- 1.1.11 Replacement of Shunt Pump and Bellows in main boiler - £3,928.68

2.0 Purpose of the Report

- 2.1 To seek authority from the Committee to draw down from the Etwall Asset Replacement Sinking Reserve for the detailed spends in Section 4.4.
- 2.2 To provide a report summarising the previous spends drawn down from the Etwall Asset Replacement Sinking Reserve.

3.0 Executive Summary

- 3.1 There have been significant failings within the plant room in addition to other areas through the building and site overall. There are various factors that have led to these failings, however given the age of the building there are multiple areas of the site that require significant upgrade or replacement, many having been originally installed in 2009 when the Centre was constructed.

4.0 Detail

- 4.1 The current balance of the sinking fund is £140,936.61
- 4.2 The Council's repairs and maintenance budget can only meet small repairs or maintenance.
- 4.3 The Council contributes £25,000 to the Etwall Asset Replacement Sinking Reserve annually.
- 4.4 Proposed repairs to be funded from the Etwall Asset Replacement Sinking Reserve:
 - CCTV Replacement/repairs – The system has ceased to function, many of the cameras are now obsolete and the Monitor is beyond economical repair, without a functioning system this poses significant risks to site users and staff in addition to a security risk for the site in general. Total cost = £5,895.00
 - Gym Floor remedials – Following the core samples previously taken, repair works are required to rectify the damage and to repair the area where the substate has failed. Total cost = £4,500.00
 - Intruder Alarm remedials – 13 contact points have perished and require replacement, 1 x dual tech movement sensor is no longer functioning and requires replacement, 1x passive infrared detector damaged requires replacement. Total Cost = £2,910.00
 - Dosing pump failed (complete replacement required) = Total Cost £1,885.70
 - Building Management System – 1 x Trend IQ4 8AO module including adaptor plugs. 1 x Trend IQ View 8 screen, 24v panel mount. Modify control panel and

jigsaw the panel door.1 x BMS engineer labour to attend site, install the above parts and fully test the operation. Total cost = £3,425.00

- Pool balance tank lid (seized shut) – Approximately £3,500.00
- Pool pump 3 repair non-operational – Approximately £2,000.00
- Pool pump 1 repair – Approximately £1,075.00
- Installation of a top up tank meter to evidence flow rate and obtain a Trade Effluent License for the site – Approximately £1,400.00
- Lightning Protection Remedials - £2,296.57
- Replacement of Shunt Pump and Bellows in main boiler - £3,928.68

4.5 The below table is a summary of the financial activity relating to the Etwall Asset Replacement Sinking Reserve, The sums highlighted in red denote a positive figure, those in black denote a drawdown from the Etwall Asset Replacement Sinking Reserve:

Date	Description	Amount	Fund	Financial Year
01/04/2011	2010/11 b/f balance from old Agresso	-41,667.96	Sinking fund	
31/03/2012	Contribution to sinking fund 2011/12	-25,000.00	Sinking fund	2011/12
31/03/2013	2012/13 Contribution Towards Sinking Fund	-25,000.00	Sinking fund	2012/13
18/04/2013	ELC Contribution to JPS AGP	49,000.00	Sinking fund	
3/31/2014	2013/14 Contribution Towards Sinking Fund	-25,000.00	Sinking fund	2013/14
31/03/2015	2014/15 Contribution toward Sinking Fund	-30,000.00	Decommissioning contribution	2014/15
31/03/2016	15-16 sinking fund contribution	-25,000.00	Sinking fund	2015/16
31/03/2016	Sinking fund release for capital projects	106,000.00	Sinking fund	2015/16
31/03/2017	16-17 sinking fund contribution	-25,000.00	Sinking fund	2016/17
31/03/2018	17-18 decommissioning contribution	-25,000.00	Sinking fund	2017/18
31/03/2019	18-19 sinking fund contribution	-25,000.00	Sinking fund	2018/19
31/03/2020	19/20 Sinking Fund Contribution (Decommission)	-25,000.00	Sinking fund	2019/20
31/03/2021	Transfer Building Sinking Fund 2020/21	-25,000.00	Sinking fund	2020/21
31/03/2022	21/22 AGP Sinking Fund Contribution	-25,000.00	Sinking fund	2021/22
31/03/2023	22/23 Sinking Fund Contribution	-25,000.00	Sinking fund	2022/23
31/03/2023	Etwall Pool sink fund draw down for Renuvo pool works - approved at JMC 26.04.2023	37,029.71	Draw Down	2022/23
20/11/2023	Etwall Pool sink fund draw down for TFM Generator Hire - approved at JMC 26.04.2023	13,112.00	Draw Down	2023/24
31/03/2024	23/24 Sinking Fund Contribution	-25,000.00	Sinking fund	2023/24

31/03/2024	Etwall Pool sink fund draw down for roof repairs - approved at JMC 10.01.2024	22,709.64	Draw Down	2022/23
31/03/2024	Etwall Pool sink fund draw down for window etchings - approved at JMC 26.04.23	2,880.00	Draw Down	2023/24
Balance		-140,936.61		

5.0 Financial Implications

- 5.1 The Etwall Asset Replacement Sinking Reserve that is held by Council would continue to be topped up as per the statement in section 4.3.
- 5.2 The Council's rules and procedures would be followed for all procurement of services and equipment.
- 5.3 Any further expenditure or expenditure in excess of that authorised will continue to be subject to the approval of the Etwall Joint Management Committee.
- 5.4 The current balance of the Etwall Asset Replacement Sinking Reserve is £140,936.61.
- 5.5 The total approximate costs for the outlined works in section 4.4 and to be deducted from the Etwall Asset Replacement Sinking Reserve is £32,815.95.
- 5.6 The remaining balance of the Etwall Asset Replacement Sinking Reserve after the deductions outlined above will be £108,120.66

6.0 Corporate Implications

Employment Implications

- 6.1 There are no employment implications arising from this report.

Legal Implications

- 6.2 There are no legal implications directly arising from this report.

Council Plan Implications

- 6.3 This report and the changes if approved contributes to Council Plan Priorities.

Risk Impact

- 6.4 The recommendations if approved will minimise the potential future financial impacts to the Council and the school related to financial compensation for service closure.

7.0 Community Impact

Consultation

- 7.1 Not required

Equality and Diversity Impact

- 7.2 Leisure Centres support and contribute to improving the health and wellbeing for all of our residents and members of our communities.

Social Value Impact

- 7.3 Physical inactivity and ill-health can cost the economy millions of pounds per year. By maintaining facility infrastructure, it supports the improvement of individual's / community health and wellbeing and potentially reduces wider costs to society such as the health service and will support the facility needs of South Derbyshire's growing population.

Environmental Sustainability

- 7.4 Ongoing repairs and maintenance ensure efficient running of leisure facility which can minimise energy consumption.
- 7.5 Replacement of obsolete plant and other equipment ensures that the centre has a lower impact on the Council's carbon footprint.

8.0 Conclusions

- 8.1 If the outlined works are approved the Etwall Leisure Centre will be in a significantly better state of repair and the efficiency and safety of the building will be greatly improved.

9.0 Background Papers

None