

South Ribble Borough Council Leyland leisure centre facility's lifecycle costing.

Due to the condition survey completed 7/07/2016, we believe this will be sufficient moving forwards. Over **the last 3 years, there has been a backlog of maintenance totalling £732,393.00.**

Within the next 3 years (2019-2022), there will be a need for replacement items and refurbishment as followed, per the condition survey schedule totalling - **£628,012 through to 7/07/2022,** this comes to a **total of £1,360,405.00 within 3 years that will need to be spent to stand still.**

All life exp dates from 7th July 2016

Work past due and/or due within the 6-year period listed below -

- PVC rainwater pipes (finish), 5yr. exp,

Action - Redecorate,

Cost - £250.00.

- Ext steel balustrades (finish), 3yr exp ,

Action - Redecorate

Cost - £450.00

- Int steel staircase to gym (finish) 5yr exp,

Action - Redecorate,

Cost - £450.00

- Int steel staircase to mezzanine store (finish) 3yr exp,

Action - Redecorate

Cost - £450.00

- Cavity wall - clay facings to south facing walls 5yr exp,

Action – RE-point eroded mortar.

Cost - £280.00

- Wall cladding - finish to Kingspan wall panels 5yr exp,

(Comment per survey - starting to deteriorate)

Cost - £12,320.00

- Finish to window boards, 5yr exp

Action - Redecorate

Cost £ 112.00

- External window/curtain walling – timber glazed, 3yr exp,

Action - Replace with PPC aluminium double-glazed,

Cost - £ 35,625.00

- Sealed glazed units and hardware, 3yr exp,

Action - Replace

Cost - £4,500.00

- Finishes to windows, 3yr exp,

Action - Redecorate

Cost - £2,250.00

- External doors timber single, 2yr exp,

Action - Replace

Cost - £1,500.00

- Draught strips, gaskets and hardware, 2yr exp,

Action - Replace

Cost - £930.00

- Finishes to doors, 2yr exp,

Action - Redecorate

Cost – £120.00

- Feature entrance doors, finishes to doors 5 year exp,

Action - Replace coating

Cost - £350.00

- Louvered doors to plant room, finishes to doors, 5yr exp,

Action - Redecorate

Cost - £480.00

- Internal walls and partitions, internal glazed screens, finish to screens, 5yr exp,

Action - Redecorate

Cost - £3,000.00

- Internal doors Semi solid half hour double and single leaf flush door finishes, 5yr exp,

Action - Redecorate

Cost - £1,505.00

- Internal finishes, wall finishes/internal decoration, emulsion paint to walls and ceilings, circulation, rooms, sports hall, squash courts, stores, 3 - 6yr exp,

(Comment per survey – heavily marked)

Action - Redecorate

Cost - £61,020.00

- Ceramic tiling splash back to toilets, re-grouting, 5yr exp,

Action - Re grout

Cost - £450.00

- Floor, Woodblock floor to squash courts, sports hall, gym and dance studio finishes, reception area, 3yr exp,

(Comment per survey - surface marking evident)

Action - Strip and re-seal floor

Cost - £14,688.00

- Softwood skirting, finish, 5yr exp,

Action - Redecorate

Cost - £810.00

- Ceiling finishes, suspended ceiling tiles/infill panels, 1yr exp,

(Comment per survey - Numerous water damaged/missing tiles)

Action - Replace

Cost - £200.00

- Services, sanitary appliances, taps to WHB's, 3yr exp,

Action - Replace

Cost - £900.00

- Mechanical services, Boilers, Pumps, BMS system, heating pipes, hot water storage, 1yr exp,
- Pool pumps and pool filters, 6yr exp,

(Comment per survey – Boilers, pumps, BMS and water storage end of their operational lifespan)

Action - Replace

Cost - £321,000.000

- Electrical services – Electrics, fuse boards, wiring, accessories, luminaries and fire alarm system, 1yr exp
- Intruder alarm system and closed circuit television, 5yr exp,

(Comment per survey – Majority of fuse boards, wiring and accessories at end of life span, majority of lighting and emergency lighting system at the end of its lifespan. Aged fire alarm system & associated devices)

Action - Replace aged LV Dist. & small power installation.

Replace part lighting installations & wiring.

Replace & enhance entire fire alarm system

Cost - £ 268,000.00

- External works, tarmac car parking areas & service roads (surface only), tarmac repairs, line marking and perimeter path, 5yr exp

Action - Re-paint markings, repair tarmac

Cost - £9,500.00

Annual cost, (based on historical costs),

Term Maintenance Work Package - £2,340.72

PPM - £7896.36

Repairs & Maintenance - £10,902.10

Utility's - £107,770.64.