

**20<sup>th</sup> November 2018**

**Policy Projects and Resources Committee**

**Brentwood Centre Plant Room Repairs**

**Report of:** *Adrian J Tidbury - Estates and Valuation Surveyor Portfolio Development*

**Wards Affected:** *Pilgrims Hatch*

**This report is:** *This report is public*

**1. Executive Summary**

- 1.1 This report considers the proposed repair and refurbishment works required to the Brentwood Centre Pool Plant room.

**2. Recommendation(s)**

- 2.1 **That delegated authority is given to the Head of Paid Service and, Section 151 officer acting in consultation with the Chair of Policy, Projects & Resources Committee to seek tenders for works to the Brentwood Centre Pool Plant Room as set out in this report.**
- 2.2 **That delegated authority is given to the Head of Paid Service and, Section 151 officer acting in consultation with the Chair of Policy, Projects & Resources Committee to select and award the contract to the successful bidder.**

**3. Introduction and Background**

- 3.1 Members will be aware of the continual need for maintenance and improvements to the Brentwood Centre particularly regarding the pool and the pool plant room. Officers have on a regular basis instructed consultants to provide a review of the condition of the pool and plant used to service the water and operation of the Brentwood Centre itself.
- 3.2 Consultants provided a report in 2014 from which the Council invested significant sums in refurbishing the pool filtration chambers along with replacement valves and pipework.

- 3.3 The Consultants report was updated in 2016 providing comment on the condition of the structure of the plant room and any health and safety implications.
- 3.4 The areas covered by the report were limited to the Plantroom, Large swimming pool area and undercroft and the small swimming pool and undercroft. It also provides estimates of life expectancy for the different elements considered.
- 3.5 This report sets out the issues and urgent work that is required to the plant room.

#### **4. Issue, Options and Analysis of Options**

- 4.1 The exterior of the plant room shows visible signs of considerable erosion to the external brickworks which has raised some concerns as the same erosion does not appear internally to the plant room.
- 4.2 Officers commissioned a further report from specialist consultants in this field to investigate the cause of the damage and any health and safety issues that may arise.
- 4.3 The cause of the damage has been contributed to spillage from or by a damaged Sodium Hypochlorite storage container which is situated adjacent to the corner of the two corroded external walls.
- 4.4 Members are informed that Sodium Hypochlorite in conjunction with acids used for PH correction for the pool chlorination process are required to be housed separately. However, whilst the internal brickwork is not compromised, the external brickwork through seepage through the wall is evident, with crystals in the form of efflorescence clearly visible internally. Cross contamination of these chemicals will lead to a toxic atmosphere resulting in health and safety implications.
- 4.5 Its is the opinion of the consultant that the spillage of the Sodium Hypochlorite is seeping into the wall cavity which eventually corrodes the external wall skin and not the internal wall skin. The seepage into the cavity is due to the lack of cavity closers at the external doorway to the Sodium Hypochlorite store.
- 4.6 In addition, consultants have also raised concerns over ventilation to both the pool plant room and the Sodium Hypochlorite store. There is evidence of a corrosive atmosphere within the plant room related to the presence of the

concentrated acid storage. This corrosive atmosphere is evident on adjacent duct work and the air handling unit and the upper natural ventilation louvres.

4.7 The 2016 consultants report also included refurbishment works required to the following areas:

- The Water Treatment Plant
- Heating system
- Mechanical Ventilation
- General Electrical works
- Control System
- Fire Alarm
- Large pool tiling
- Small Pool Tiling
- Pool floor replacement

4.8 A number of these elements are the responsibility of the Brentwood Leisure Trust who have been advised.

4.9 The cost to undertake these works is estimated to be in the region of £150,000. This is based on the Blue Planet report which was commissioned and work that has been done to date. It will not be known exactly what the cost of this work will be until the specifications have been drawn up for the tender process. It is expected for this urgent work to be funded from the existing capital program and no additional expenditure is required.

4.10 It is recommended that the Council undertake a procurement exercise for our works in liaison with BLT who will be asked to undertake the works that are required of them.

## **5. Reasons for Recommendation**

5.1 To enable the continued safe operation of the Brentwood Centre Pool Plant room and swimming pools.

## **6. Consultation**

6.1 No formal consultation has been undertaken.

## **7. References to Corporate Plan**

- 7.1 The Council is committed to make Brentwood a Borough where people feel safe, healthy and supported.

## **8. Implications**

### **Financial Implications**

**Name & Title:** Jacqueline Vanmellaerts, Financial Services Manager

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- 8.1 It is expected that the specification of the work required will be in the region of £150,000 and these urgent works can be funded from the existing capital program.

### **Legal Implications**

**Name & Title:** Daniel Toohey, Monitoring Officer

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- 8.2 The Council is required to conduct procurement exercises in compliance with its Constitution and the EU procurement regulations as set out in the Public Contracts Regulations 2015, and related legislation. Alongside Council procurement officer advice, Legal Services will advise and assist on the process to ensure compliance.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

- 8.3 None.

## **9. Background Papers**

1. Brentwood Centre Plant Room and Chemical Store, Condition Report - Aqualia
2. Mechanical and Electrical Report - Blue Planet Consulting

## **10. Appendices to this report**

- 10.1 None

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