

**REPORT TO:** Leisure and Tourism Cabinet Member  
**DATE:** 23/03/11  
**SUBJECT:** Pier heating repairs  
**WARDS AFFECTED:** Dukes  
**REPORT OF:** Graham Bayliss,  
Leisure and Tourism Director  
0151 934 2371  
**CONTACT OFFICER:** Tony Corfield  
Asst Dir Leisure and Tourism  
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Steve Irwin Operations Manager Tourism  
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**EXEMPT/  
CONFIDENTIAL:**

**PURPOSE/SUMMARY:**

To inform Members of the required repairs to the heating and ventilation system within the Pier Pavilion

**REASON WHY DECISION REQUIRED:**

The existing system has deteriorated to the point that it is no longer functioning.

**RECOMMENDATION(S):**

1. That the sum of up to £43,000 be vired from the Southport Pier Sinking Fund to the Pier maintenance revenue budget in order to undertake the necessary repair works to the Pier Pavilion Heating and Ventilation system.

**KEY DECISION:** N/A

**FORWARD PLAN:** N/A

**IMPLEMENTATION DATE:** Following the call-in period for the minutes of this meeting

**ALTERNATIVE OPTIONS:** The other options are to either not have any functioning heating or cooling system in the Pier Pavilion or delay this work to a later date. This is likely to be considered unacceptable to users and the concessionaires who pay annual rent to operate from the Pavilion building.

Additionally it is a requirement of the HLF funding that part funded the refurbishment of the Pier that it be appropriately maintained. If this were not to be adhered to the Council could be liable to claw back of funding.

**IMPLICATIONS:**

**Budget/Policy Framework:** Due to its role as a major visitor attraction the works are consistent with a variety of accepted and approved strategies.

**Financial:** SAMG have proposed that the works be funded by use of the established Pier sinking fund which was set up specifically as a requirement of the funding received for the refurbishment of the Pier with the intention of ensuring that the Pier would always be maintained to an appropriate and acceptable standard.

The Pier sinking fund cannot be used for any other purpose than major maintenance or improvement works to the Pier.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure			43,000	
Funded by: Pier sinking fund			43,000	
Sefton funded Resources				
Funded from External Resources		N/A		
Does the External Funding have an expiry date? No	When? N/A			
How will the service be funded post expiry?				

**Legal:** The Pier received HLF grant funding and one of the conditions of that funding was that the Pier is maintained to an acceptable standard. To not do the works is a breach of that condition which could lead to claw back of funding.

**Risk Assessment:** N/A

**Asset Management:** The Pier is owned by the Council and as such constitutes a major asset. Timely maintenance is entirely appropriate for the long term protection of the asset.

**CONSULTATION UNDERTAKEN/VIEWS**

The Interim Head of Corporate Finance & Information Services has been consulted and has no comments on this report. **FD685 /2011**

CAPITA SYMONDS BUILDING MAINTENANCE

**CORPORATE OBJECTIVE MONITORING:**

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities		√	
3	Jobs and Prosperity	√		
4	Improving Health and Well-Being	√		
5	Environmental Sustainability		√	
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy	√		
8	Children and Young People		√	

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

## **1.0 BACKGROUND:**

- 1.1 Southport Pier was reopened in 2002 following a complete restoration which was funded from a variety of sources including HLF.
- 1.2 As a consequence Sefton were required to set up a sinking fund to provide an appropriate reserve of available funding in order to address future maintenance requirements of the Pier. This was to prevent it lapsing back to an unacceptable condition as it had prior to the refurbishment works. The Pier sinking fund cannot be used for any other purpose than major maintenance or improvement works to the Pier.
- 1.3 The fund currently contains £517,295, although Cabinet at its meeting on 28th October 2010 approved the expenditure of £20,000 of this for a structural survey and option appraisal for works to combat corrosion that is emerging as a serious issue.
- 1.4 The Pier structure is subject to extreme weather and environmental conditions and the heating system within the Pier Pavilion has deteriorated to the point that it is no longer working. This is having a detrimental effect on visitors and staff working within the Pavilion building which is in turn impacting both users and concessionaires.
- 1.5 It is therefore considered necessary to carry out a comprehensive repair and partial replacement of the heating system including new heat pumps and air heaters in a manner which will be more resistant to the prevailing environmental conditions.
- 1.6 Capita Symonds has produced a specification for the necessary replacement work and tenders have been sought against that specification.
- 1.7 Capita Symonds advise that the total scheme cost is presently tendered in the sum of £42738.35 including a provisional cost sum within that of £4200 for electrical controls.
- 1.8 Officers therefore request that the Cabinet Member Leisure and Tourism approve spend on this work up to £43000

## **2.0 RECOMMENDATION(S):**

1. That the sum of up to £43,000 be vired from the Southport Pier Sinking Fund to the Pier maintenance revenue budget in order to undertake the necessary repair works to the Pier Pavilion Heating & Ventilation system.