



CAPITAL REPAIRS BUDGET UPDATE

BUILDINGS MAINTENANCE COMMITTEE

PAPER A

8 SEPTEMBER 2025

This report is to update Committee Members on progress with the allocation of the Capital repairs Budget.

1) BACKGROUND

- i. At the meeting held by this committee on 18th June, it was noted that the priority building for this funding was the Esplanade Toilets, and it was agreed to allocate £6,000 initially towards works to improve the Eastern Esplanade Public Toilets.
- ii. Since that meeting, staff have worked to identify priorities at that site and start obtaining costs to rectify the faults identified.

2) THE WORKS

i. **Roof leaking from gully above the lobby in the ladies WC**

- a) A repair was implemented some time ago which did not appear to be effective initially.
- b) Further investigation has concluded that the roof is not leaking any longer, and water is therefore no longer entering from this place. Following a long period with no rainfall during which it has been difficult to ascertain the state of play, we have just had a very significant amount of rain from 29th August to 3rd September.
- c) The rainfall has not resulted in any evidence of leaking as confirmed by staff inspection of the site. This means that no expenditure is required for further roof repairs at this time.

ii. **Tiling on the wall affected by the leak**

- a) Now that the leak has been resolved, the tiling can be removed and the wood-work inspected to confirm how much remedial work is required to repair this section.
- b) This work can be completed during September by staff. A Councillor has also offered their help, which will hopefully speed up the process. It will not cost anything initially other than the removal and disposal of any waste generated.
- c) Once the tiling has been removed and the area has been confirmed as properly dry, we can consider options for making good the wall.

iii. **Leak near handwash units in ladies WC area (not related to the roof leak)**

- a) This was being caused by a poorly connected overflow from the handwash units. This fault was picked up during the annual Legionella Risk Assessment and rectified at the same time. There has been no expenditure necessary to fix this fault.

iv. **Two toilet pans to be replaced due to fire damage**

- a) An initial estimate to replace the two toilet pans and connect them up has been received from a contractor who knows the site well and has previously completed work there.
- b) The staff team will identify two other contractors to quote for this work to ensure best practice and compliance with Financial Regulations.

v. Non-functional Urinals

- a) The area in which the urinals are is going to be boarded off.
- b) Historic leaks in the area which have now been fixed have caused damp in the stud-wall supporting the urinals. This stud wall should be removed along with the urinals to assess the damage and likely remedial works.
- c) Once the work to replace the two toilet pans is under instruction, it is suggested that staff obtain quotes to repair this area and replace the urinals with a stainless steel trough.

i. Three entrance doors to be replaced

- a) Costs to be investigated once more pressing work is underway

ii. Repairs to various bits of tiling and wall defects

- a) A member of the council has offered to assist staff with these repairs – again this to be undertaken after the more urgent works have been completed.

3) RECOMMENDATIONS

Members are recommended to:

Note the work already undertaken to investigate the previously identified problems.

The issuing of the contract to replace the toilet pans to be delegated to the clerk, in consultation with the chair once two further quotes have been received.