

## **KIRRIEMUIR TENNIS PAVILION - REMEDIAL WORKS 2005/06**

### **Abstract**

This report seeks approval for the provision of £15,000 supplementary funding from the Property Renewal and Repair Fund to part fund the programme of urgent remedial works at an estimated cost of £25,500.

### **RECOMMENDATION**

The Resources and Central Services Committee is recommended to:

1. note the urgent remedial and minor upgrading works required to the Kirriemuir Tennis Pavilion
2. approve the bid for supplementary funding of £15,000 from the Property Renewal and Repair Fund in 2005/06.
3. authorise the Director of Property Services to conclude the renewal of leases with the Church of Scotland General Trustees and the Kirriemuir Tennis Club.

### **1 INTRODUCTION**

Following the annual inspection of the tennis pavilion extensive wet rot was discovered which has affected the main structural members. Urgent repairs are now required to save this well used local facility.

The works will be funded from three sources with the major contribution coming from the Council.

It is proposed to carry out the works at the end of the current tennis season and have them completed by Christmas 2005 and this report seeks approval of supplementary funding provisions from the Property Renewal and Repair Fund.

### **2 BACKGROUND**

The Church of Scotland General Trustees granted a ground lease allowing the pavilion and courts to be built on glebe ground provided the facilities are removed and the grounds made good at the end of the lease.

The pavilion is a timber-framed structure with a pitched roof and provides male and female changing rooms, a meeting area, kitchen and toilet facilities.

The pavilion was paid for by public donation and was constructed in the 1930's. The tennis facility has been in continual use and is the only public tennis facility in Kirriemuir area the tennis club although small is well established and assists the Council in the development of tennis in the Angus area.

The current lease is on an annual basis and negotiations are at an advanced stage in obtaining a 20-year lease with the Trustees and a sub-lease being prepared for the Kirriemuir Tennis Club.

The urgent repair works are to the main structural elements of the building and as these works require the removal of most of the internal timber linings the opportunity is being taken to update both the electrical and plumbing systems. It is intended that the opportunity be taken to provide facilities that meet the requirements of the DDA 1995 through the formation of toilet facilities for the disabled and improved access arrangements to both the site and the pavilion.

It is intended to commence the works at the end of the current tennis season and complete them by Christmas 2005.

The proposed works comprise:

- Replacement of the north gable wall and remedial works to the main timber frame.
- Installation of a field drain to the north end of the pavilion to prevent water ingress.
- Installation of a new concrete floor to the female changing room and improved ventilation to the remaining under floor areas.
- Renewal of the roof coverings.
- Formation of a toilet for the disabled.
- Refurbishment of the kitchen.
- Electrical rewire.
- Replacement of the plumbing system.
- Internal and external painter work.
- Formation of access facilities for the disabled.

### **3 FINANCIAL IMPLICATIONS**

The full cost of these works has been estimated at £25,500 and a joint funding package has been developed representing the interests of both Council departments and the Kirriemuir Tennis Club. The package consists of contributions from the Property Renewal and Repair Fund £15,000, Leisure Services through the Angus Council Community Grant Scheme of £5,000 and the remainder being funded from the tennis club.

The Property Renewal and Repair Fund provision detailed in this report can be contained within the provisions of the Property Renewal and Repair Fund for 2005/06.

### **4 HUMAN RIGHTS ACT IMPLICATIONS**

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

## **5 CONSULTATION**

The Chief Executive, the Director of Law & Administration, Acting Director of Finance, Director of Leisure Services and the Director of Planning and Transport have been consulted in the preparation of this report.

### **BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

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