

Asset Information Pack - DRAM Sport & Community Centre



December 2023

Building Information

Background

The DRAM (Dalton, Rawthorpe & Moldgreen) Centre, opened in 2004, is a two-storey, steel framed building with a pitched profiled metal roof that slopes to a central gutter. Walls are rendered between columns at first floor level with the ground floor being traditional brickwork. Windows are aluminium, double glazed units and the doors are steel. Tarmac and concrete hard standings, soft landscaping and planting is present to external areas.

Internally, the Centre is comprised of a large function room, bar facilities, meeting / conference room, reception room, storage rooms, a large kitchen, 6 changing rooms, WC facilities and a passenger lift.

External facilities include a multi-use games area, grassed sports pitches and a carpark.

Address:

Ridgeway

Dalton

Huddersfield

HD5 9QJ

Condition

A full condition survey was undertaken in November 2023. Key issues identified are as follows:

Internal areas

- Internal finishes are dated, damaged and/or worn throughout the building.
- Efflorescence is evident to blockwork at low level throughout the ground floor. Further investigations are recommended.
- Failures to compartmentation is evident throughout the building including shortfalls to the fire integrity of fire doors (Fire Risk Assessment is available on request).

External elevations

- No key issues were identified on the external elevations/roof of the building.

External areas

- Sectional areas of macadam hardstandings are in poor condition throughout the site.
- Localised areas of substantial vegetation growth is evident throughout the site, specifically within brick/concrete paving.
- Sectional areas of concrete paving are in poor condition throughout with significant movement/undulation evident.
- Multiple concrete copings are missing/damaged to external walls.

Mechanical & Electrical Services

- A switch plate is missing to surface mounted accessories in 11 BAR.

Costs

Condition Cost Summary

The indicative inclusive cost of works over a ten year period needed to address the condition issues identified within the condition report is £529,165 (excl. VAT). For budgeting purposes, the inclusive cost figures include an additional sum of between 10-15% to cover contingency, contractor's preliminaries and professional fees.

Indicative inclusive costs by element, by year:

Element	Year 1 (H&S)	Year 1	Years 2-5	Years 6-10	Total
Roofs	£0	£331	£0	£2,598	£2,929
Structural frame & foundations	£0	£5,513	£12,936	£18,449	£36,897
Floors & Stairs	£0	£0	£468	£468	£935
External walls, windows & doors	£0	£8,036	£12,917	£4,998	£25,951
Internal walls, windows & doors	£0	£12,495	£2,227	£4,116	£18,838
Internal finishes	£0	£107,596	£3,722	£134,447	£245,766
Fittings, furnishings & Equipment	£0	£0	£4,557	£0	£4,557
Sanitary installations	£0	£408	£72,159	£0	£72,567
Electrical Services	£0	£371	£87,844	£0	£88,215
Mechanical Services	£0	£368	£0	£0	£368
External areas	£0	£25,601	£4,410	£2,132	£32,142
Total	£0	£160,718	£201,240	£167,207	£529,165

The indicative costs:

- Are based on repairing or replacing the element/sub element and uplifting to a condition grade A
- Are calculated using Building Cost Information Service (BCIS) cost and lifecycle data.
- All costs related to routine maintenance and servicing have been excluded.
- Do not include for any further investigation or specialist tests
- Are exclusive of VAT

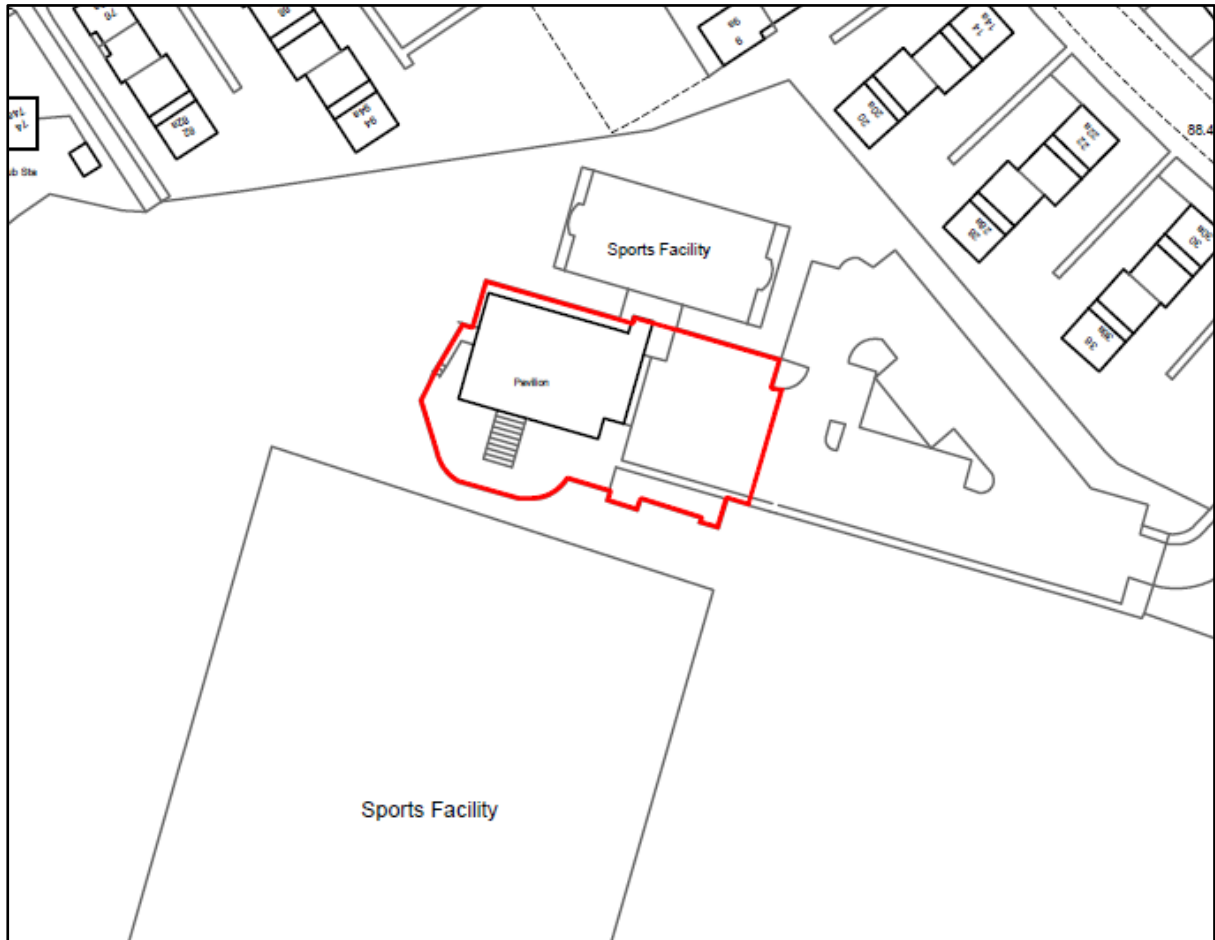
The actual costs may be higher or lower depending on several factors as listed above. The figures calculated are indicative.

Running Costs

Premises Expenses	2021/22	2022/23	2023/24 to date
Business Rates	£8,832.00	£8,832.00	£10,168.66
Cleaning & Grounds Maintenance	£13,060.80	£13,650.00	£13,976.00
Compliance	£9,519.09	£2,630.96	£1,407.12
Electricity	£7,838.23	£17,164.31	£10,754.33
Gas	£2,885.45	£11,322.10	£5,701.12
Repairs	£27,800.47	£1,935.76	£854.58
Trade waste & Pest Control	£998.40	£0	£0
Water	£TBC	£TBC	£TBC
Miscellaneous	£2,050.00	£591.63	£0
Total	£72,984.44	£56,136.76	£42,861.81

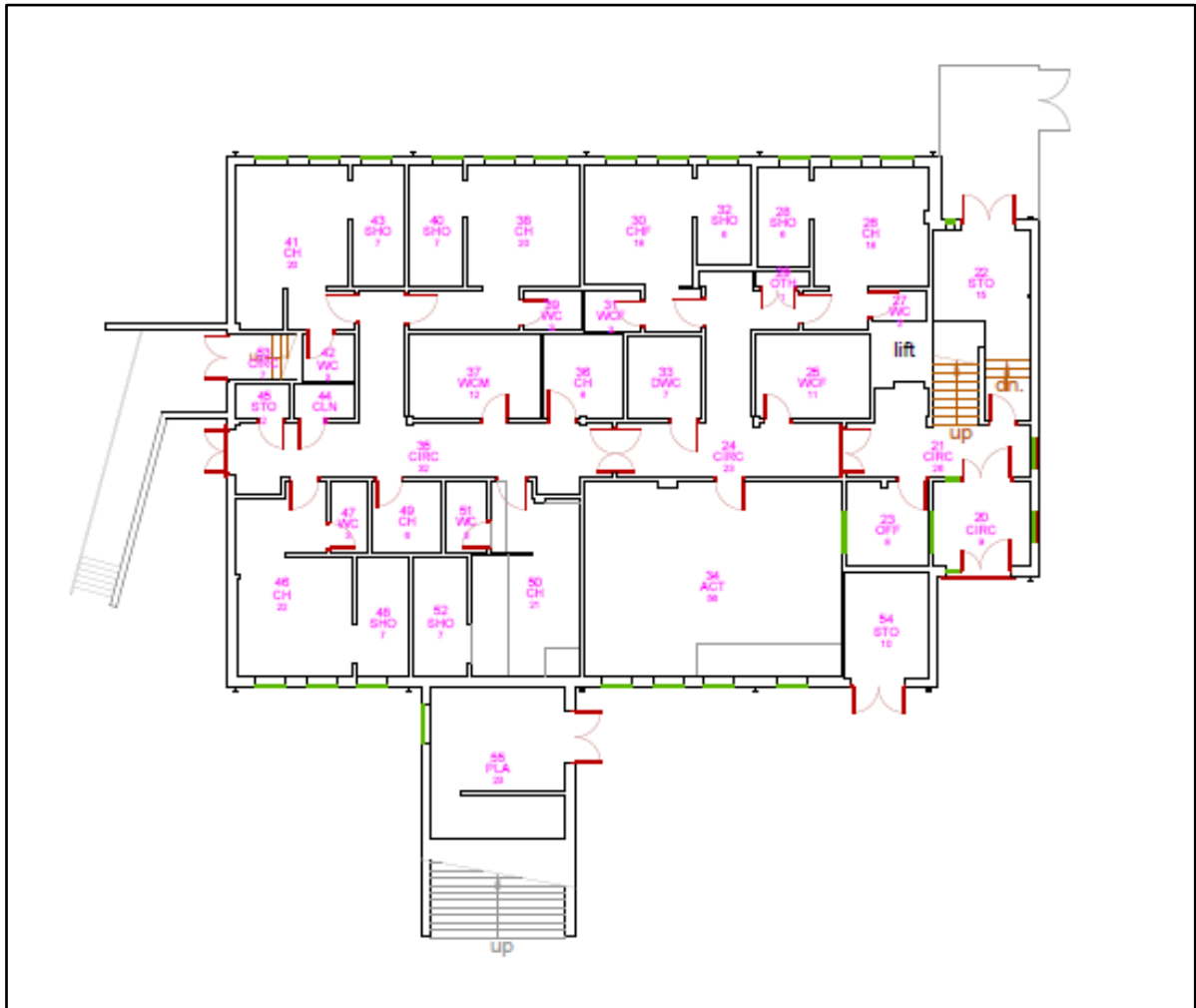
Site Plans

Red Line Boundary - indicates the extent of the building and land.



Floor Plans

Floor Plan: Ground Floor Layout



Floor Plan: First Floor Layout

