

Asset Information Pack

Batley Baths and Recreation Centre



Building information

Background

Batley Baths and Recreation Centre is a Grade II listed building located at Cambridge Street, Batley. Opened in 1893, the baths are located within the Batley Market Place conservation area.

Kirklees Council owns the freehold of the site indicated on the red line boundary plan below. The site was originally acquired by Batley Corporation 1872.

The Council's freehold title is registered at Land Registry under title reference WYK865012.

The building is of stone construction with a combination of pitched slate and flat asphalt roofs, 2 of the larger pitched roofs incorporate a velux window system. All windows and doors are timber and rainwater goods are cast iron.

The Centre is comprised of a 23m x 10m swimming pool, sports hall, fitness studio, sauna and steam room, a fitness suite, office accommodation and changing rooms and toilet facilities.

Address:

Batley Baths and Recreation Centre
Cambridge Street
Batley
WF17 5JH

Condition

A full condition survey was undertaken in September/October 2018, the executive summary from the report is as follows:

Roofs - The natural slate covered roofs are in good condition, with the majority of them having been replaced since 2018. There was no access to all flat roofs, it is recommended that further investigation is needed to ascertain their condition. No major leaks were reported or noted at the time of the survey.

External Elevations - Stonework to the original building is in a fair condition for its age, however, there are areas of stonework features that are eroding together with mortar bed joints. Remedial works are required to prevent further deterioration. Numerous windows are in need of attention with some in an advanced state of disrepair. Areas of rainwater goods are defective which could be leading to water ingress to external walls, and potentially to internal areas. Localised areas of timber fascias are degrading and will need repair or replacement.

Internal Rooms - A number of internal doors were noted as being in need of attention with regards to fire safety and general depreciation. Areas of internal walls and ceilings are defective, it is thought that these correspond defective external components. However, this is not extensive throughout the building.

External Areas - The tarmac and stone cobbled paths are defective in places and areas of the retaining boundary wall are deteriorating. The concrete steps near to the garage are offset, the surface is uneven and they are steep with an inadequate pitch/tread.

Mechanical - Boiler room replacement in 2015. Mechanical services will need attention in the very near future.

Electrical - Generally in good condition but will need attention within the near future.

Kirklees Active Leisure are currently maintaining the facility in a mothballed state with minimal utilities expenditure, statutory servicing and function critical maintenance of mechanical and pool plant only. The pool remains filled and treated, with periodic circulation of pool water in order to be able to hopefully reinstate any normal operation with minimal disruption.

Revenue Repairs and Capital Investment since the 2018 condition survey.

Period	Total Spend £	Headline Items
2019/2020	£194,502	Re-roofing works Ambirads in Sports Hall
2020/2021	£72,000	Ventilation – Covid reopening LED Lighting – Covid reopening UV Pool Water Treatment – Covid reopening Internal fire door modifications and finishes to floors and walls – Covid reopening Sand and seal sports hall floor
2021/2022	£82,100	Pool hall roof repairs Consultation room ventilation Asbestos remediation works Garage door replacement
2022/2023	£54,954	Replacement fire alarm Sports hall fire exit door replacement Heating pump

Running costs

Premise Expenses	2017/2018	2018/2019	2019/2020	2022/2023
Minor General Equip Repairs	£5,682.73	£6,006.84	£8,939.30	£11,593.54
Decorations	£67.80	£495.82	£4,740.93	£830.62
Electrical Consumables	£1,156.67	£5,834.42	£5,754.85	£9,420.23
Air Handling Consumables	£397.18	£736.06	£0	£718.08
Health & Safety	£325.00	£0	£195.00	£0
Miscellaneous Repairs & Maintenance	£330.39	£56.66	£17.08	£14.33
Vandalism	£25.62	£0	£0	£0
Lockers	£297.55	£0	£0	£0
Energy Saving Works	£228.47	£3,282.29	£2,097.08	£687.03
KMC Landlord Repairs & Maintenance	£3,365.79	£135.19	£4,545.24	£2,922.15
Service Contract Agreements	£10,489.39	£13,444.79	£11,646.19	£15,650.70
Grounds Maintenance	£1,249.03	£1,286.50	£0	£1,405.40
Electricity**	£29,697.33	£33,346.41	£34,188.70	£43,288.86
Gas**	£16,336.47	£18,101.16	£24,410.12	£43,822.54
Energy Refund Repayments	£1,115.00	£1,115.00	£295.00	£295.00
Rates	£1,796.25	£924.37	£945.00	£480.00
Water Rates	£6,834.16	£7,865.36	£8,045.29	£3,694.59
Burglar & Fire Alarms	£190.00	£40.00	£293.04	£264.48
Security	£0	£0	£30.00	£0
Window Cleaning	£100.00	£0	£0	£0
Cleaning Consumables	£1,368.55	£1,438.52	£1,523.51	£1,522.45
Minor Cleaning Equipment	£187.13	£107.50	£549.16	£0
Repairs to Cleaning	£437.44	£1,216.92	£0	£938.75
Contract Cleaning	£274.96	£0	£0	£0
Minor Non-Recreational Equipment	£914.89	£1,659.70	£1,024.82	£240.00
Repair Non-Recreational Equipment	£1,331.35	£468.50	£537.91	£614.97
Water Treatment	£4,288.54	£4,579.63	£4,548.72	£3,862.58
Toilet Requisites	£739.35	£668.40	£843.10	£223.72
First Aid Requisites	£606.58	£242.55	£281.40	£480.89

Premise Expenses	2017/2018	2018/2019	2019/2020	2022/2023
Rodent Control	£520.02	£833.85	£701.57	£666.72
Refuse Collection	£713.70	£707.05	£1,190.40	£712.80
Total Premises Expenses	£91,067.34	£104,591.49	£117,343.41	£144,351.23
Supplies & Services	2017/2018	2018/2019	2019/2020	2022/2023
Minor Equipment Repairs	£406.56	£1,265.27	£2,224.55	£128.69
Minor Equipment Hire	£0	£51.20	£0	£0
Minor Admin/Office Equipment	£262.06	£157.47	£41.12	£1.46
Minor Recreational Equipment	£1,859.45	£1,005.37	£556.15	£544.82
Minor Furniture	£209.48	£372.00	£317.58	£201.22
Sauna Expenses	£1,533.84	£142.68	£319.50	£540.20
Toiletries Resale Purchases	£44.90	£14.00	£4.90	£7.70
Dry Side Resale Purchases	£16.70	£14.50	£0	£38.00
Pool Resale Purchases	£1,392.17	£3001.64	£1,239.95	£3,397.39
Licences	£9,155.07	£8,390.00	£6,822.91	£1,803.40
Miscellaneous Expenses	£2,673.97	£1,612.05	£755.67	£490.42
Total Supplies & Services	£17,554.20	£16,026.18	£12,282.33	£7,153.30
Total Expenditure	£108,567.37	£120,617.67	£129,625.74	£151,504.53

*Part Year running costs (approx. 9 months)

**Forecast for 23/24 Electricity - £77,000

**Forecast for gas - 23/24 £85,000

Service Contracts

Electrical Servicing; Gas Servicing; Battery Testing; Lightning Conductor; Hygiene & Sanitary Contract; Pool Plant Equipment Maintenance; Burglar Alarm Monitoring; Fitness Equipment Contract; Water Coolers; Drains; BMS; Pool Hoist; Sports Hall Equipment; Water Sampling; Pool Cover & Air Conditioning.

Energy Consumption

Electric (kWh)

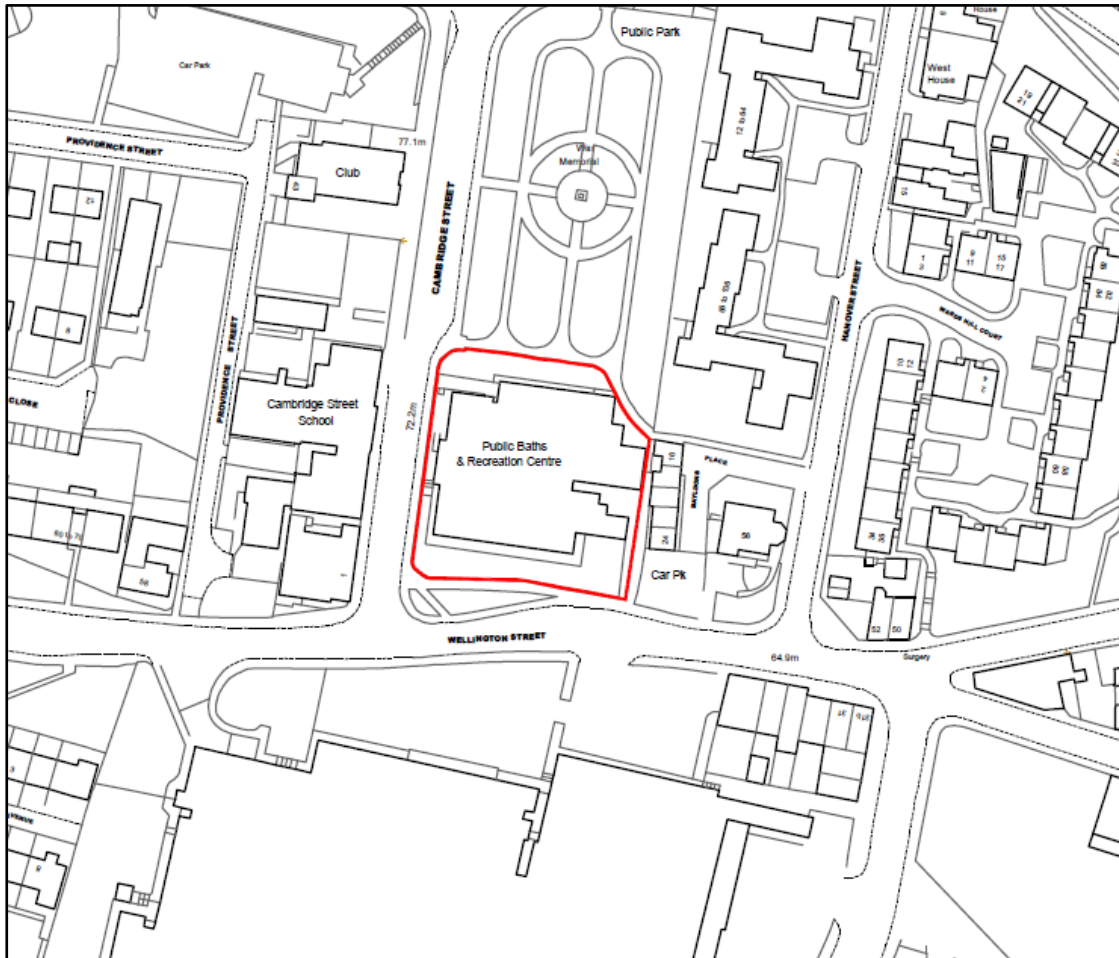
Month/Year	2023	2022	2021	2020	2019
Apr	898	14,833	5,273	4,494	19,524
May	196	17,675	6,070	4,432	20,383
Jun		15,039	7,223	4,471	19,205
Jul		14,127	9,413	4,656	16,520
Aug		15,781	10,046	4,598	14,861
Sep		15,355	10,975	4,669	18,229
Oct		14,869	15,297	5,688	22,929
Nov		15,673	16,246	5,509	21,514
Dec		9,500	16,287	5,998	20,154
Jan		1,502	18,409	7,028	22,348
Feb		1,047	18,458	5,794	21,191
Mar		1,185	17,427	6,167	17,587
Total	1,094	136,586	151,124	63,504	234,445

Gas (kWh)

Month/Year	2023	2022	2021	2020	2019
Apr	142	49,134	16,567	0	67,348
May		39,546	6,082	0	43,439
Jun		28,207	19,407	0	37,471
Jul		21,076	21,974	564	21,610
Aug		18,611	22,749	664	27,958
Sep		29,305	24,731	510	40,045
Oct		41,829	38,103	2,352	75,974
Nov		59,767	60,534	14,611	90,970
Dec		53,812	66,391	16,298	96,733
Jan		732	73,809	24,584	94,174
Feb		443	68,729	26,398	90,830
Mar		1,085	63,961	29,877	64,191
Total	142	343,547	483,037	115,858	750,743

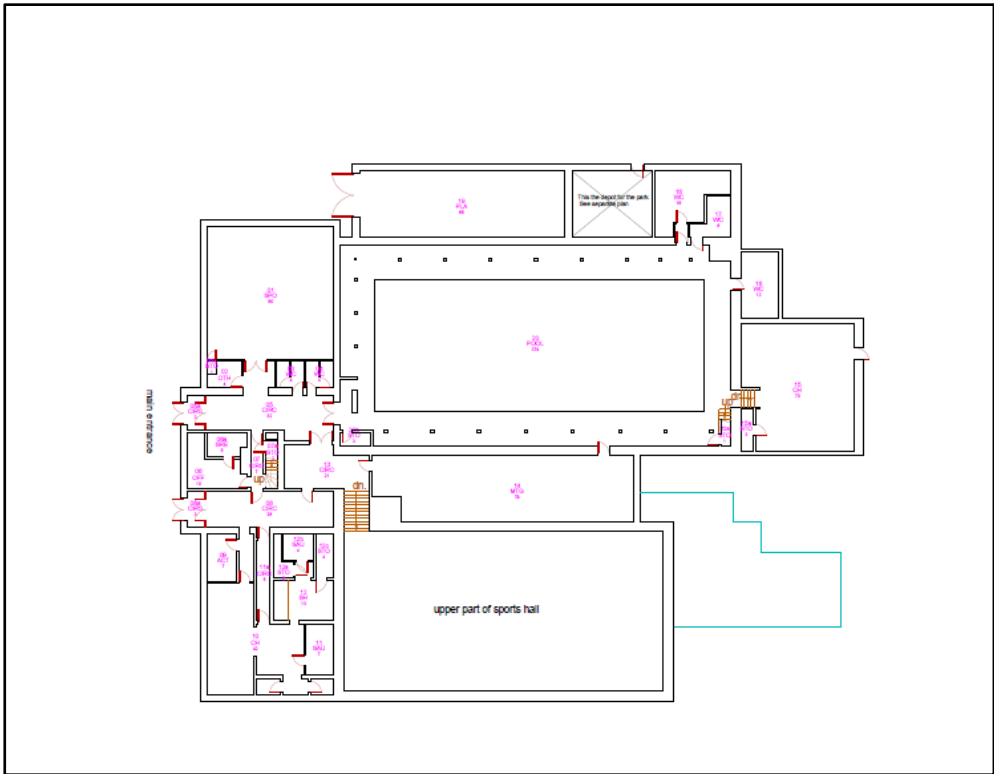
Plans

Site Plan - Red line boundary indicates the extent of the building and land.

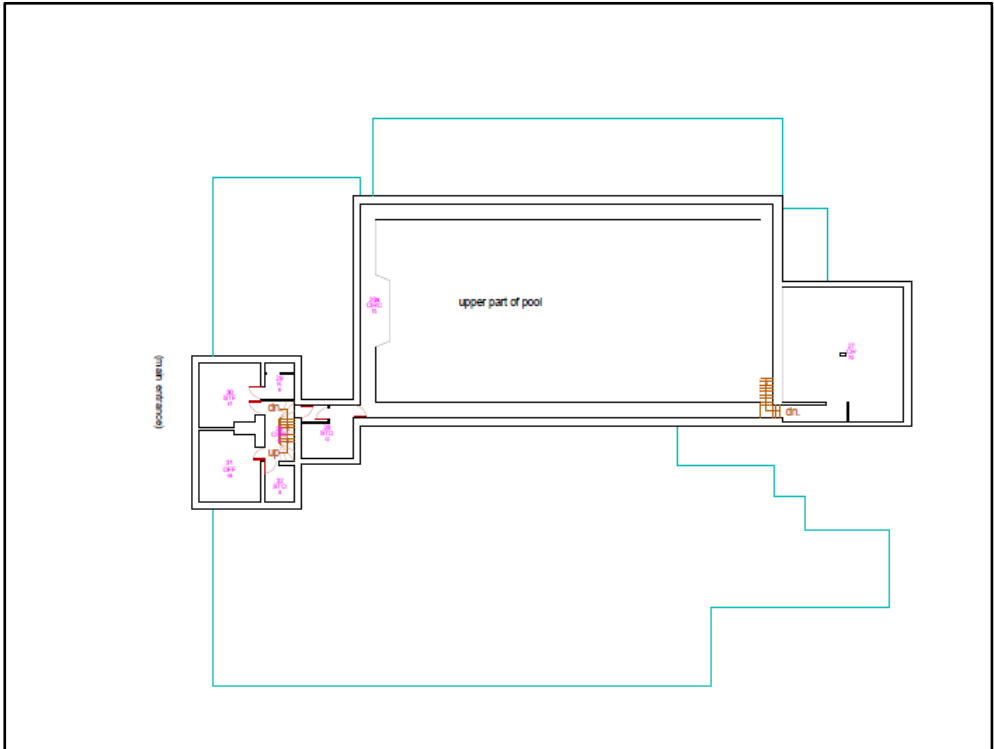


Floor Plans

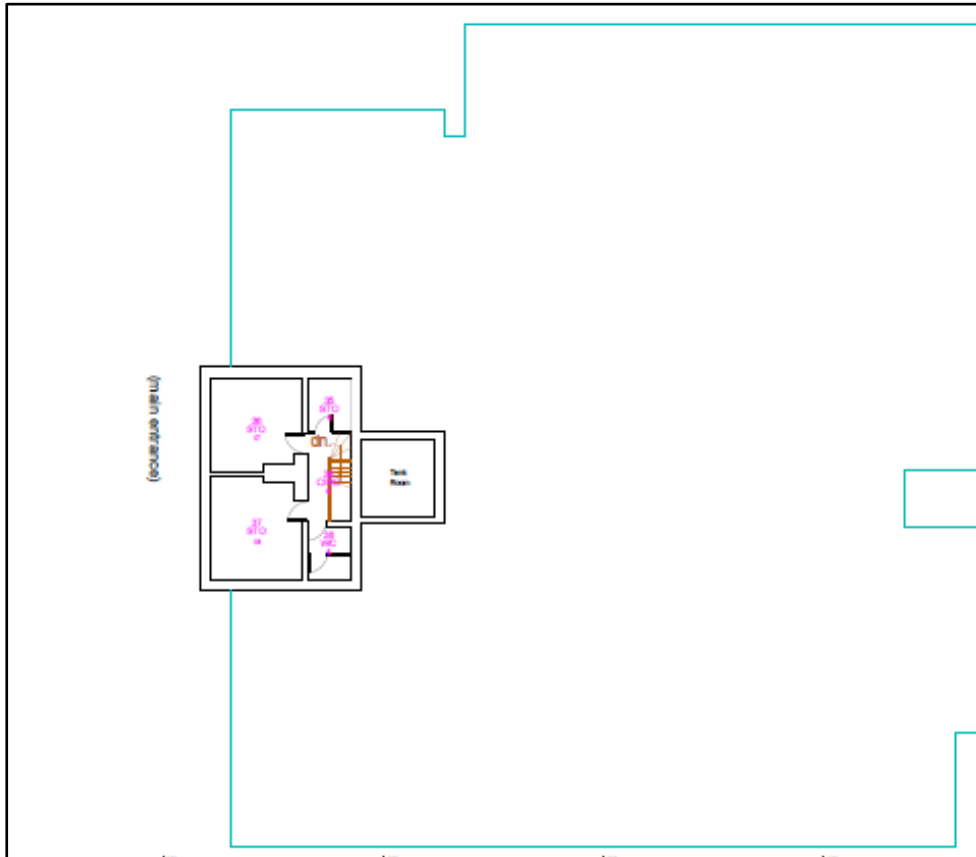
Floor Plan: Ground Floor Layout



Floor Plan: First Floor Layout



Floor Plan: Second Floor Layout



Floor Plan: Basement Layout

