

Appendix A

Design Items

Design Items - Liability

| | Design Item | Agreed Action | Liability |
|----|--|---|--|
| 1. | External Façade - brick design | The extent of any vandalism to the brick design will be monitored over the first 12 months of the centre opening | Council if after 12 months it is established there are ongoing issues with people using the brick design to climb the outside of the building. |
| 2. | External Façade - gutters | The extent of any vandalism to the plastic rain water pipes will be monitored over the first 12 months of the centre operating. If there is an extensive amount of damage, SBC will undertake to place a form of cage around the lower part of each drain pipe. | Will pass to PfP at the end of the 12-month period |
| 3. | Sauna & Steam Room | SBC will install an upstand around the coals. | Will pass to PfP once the upstand has been installed. |
| 4. | Base of the balustrade to the pool viewing | SBC are installing plastic plugs at the bottom of the balustrades in the pool viewing area. If this solution does not work, SBC will provide a further solution (to be agreed by the parties acting reasonably) to resolve the concerns. | Will pass to PfP once an agreed solution is in place. |
| 5. | Rooflight over the Pool | SBC will identify a solution that prevents people from climbing on the rooflight. The solution is likely to take the form of a cage structure which will be designed to ensure balls cannot get caught up. | Will pass to PfP once an agreed solution is in place. |
| 6. | Cages to the roof top pitches creating electric shocks | This is a defect item and if it continues will be addressed by SBC during the defects period. | Will pass to PfP once any on-going defect is concluded |

Design Items – Works to be Undertaken

| | Design Item | Work to be undertaken | Timescale |
|----|---|--|---|
| 1. | Services Maintenance Strategy for lights over pool viewing area and FCU in the ceiling voids of the 3 Studios | SBC will progress a satisfactory maintenance strategy with WDC to address the issues. | 1 month |
| 2. | Underground Refuse Storage. | PfP will use the existing refuse system for all non-bulky waste. PfP will provide details of the number of bulky waste bins to SBC and both SBC & PfP will work together to identify a suitable location for the creation of a bin store to accommodate any additional bulky waste provision. | 3 months assuming no planning approval required |
| 3. | External Façade – brick design | The extent of any vandalism to the brick design will be monitored over the first 12 months of the centre opening | 12 months |
| 4. | External Façade - gutters | The extent of any vandalism to the plastic rain water pipes will be monitored over the first 12 months of the centre operating. If there is an extensive amount of damage, SBC will undertake to place a form of cage around the lower part of each drain pipe. | 12 months |
| 3. | Sauna & Steam Room | SBC will install a cold-water shower adjacent to the steam room. SBC will progress the installation of a mist suppression system in the sauna. SBC will install an upstand around the coals PfP will install an access control system to this area | 6 months |

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| 4. | Base of the balustrade to the pool viewing | SBC are installing plastic plugs at the bottom of the balustrades in the pool viewing area. If this solution does not work, SBC will provide a further solution (to be agreed by the parties acting reasonably) to resolve the concerns. | 6 months |
| 4. | Rooflight over Pool | SBC will identify a solution that prevents people from climbing on the rooflight. The solution is likely to take the form of a cage structure which will be designed to ensure balls cannot get caught up. | 6 months |
| 5. | Cages to the roof top pitches | This is a defect item and if it continues will be addressed by SBC during the defects period. | 12 months |