

Appendix B

Item 1: Sauna Coats	Description	Contractor	Cost	Risks	Pros	Cons	Recommendation
Option 1	Non-Combustible Timber Upstand	Thamesway	£2,000-£3,000	<ul style="list-style-type: none"> Non-standard approach Lifespan unknown but may be extended by maintaining with moisture resistant treatments. Currently not warrantable. 	<ul style="list-style-type: none"> •Cheapest option and no fire risk as A1 rated/non-combustible •Insurer approval subject to Risk Assessment •Myrtha have confirmed it won't invalidate the warranty for the sauna •Doesn't impact on main construction warranties •Shorter lead in time •Disruption minimised •Warranty/insurance claim reduced 	<ul style="list-style-type: none"> •The upstand is bespoke and cannot be warranted in isolation. •Non-standard fitting and untested. No data to confirm whether heat/humidity will warp/distort timber seats. 	Recommended
Option 2	Undersheet retrofit and reconfiguration	Myrtha	£17,000	Lead in time as Italian firm tbc	Global brand. Virtual replacement of sauna	<ul style="list-style-type: none"> •Not much cheaper than replacing the whole sauna •Faults may take longer to rectify as Italian firm •Binger lead in time 	Not recommended
Option 3	Total replacement of sauna	Topline	£23,000	1 month lead in time	<ul style="list-style-type: none"> •Guaranteed for the duration of the contract •Allows reconfiguration to allow greater space between doors to the suite and the sauna •Existing supplier for Places Leisure so they have leverage 	<ul style="list-style-type: none"> •Cost •Cost of delay •Binger lead in time 	Not recommended

Item 2: Grass Protection Barri	Description	Contractor	Cost	Risks	Pros	Cons	Recommendation
Option 1	Install additional signage and similar steel/galvanized ballustrade up the disabled ramp to deter people from taking a short cut across the grass; and add low profile box hedgerow along the perimeter of the grassed area to deter people from walking on the grass.	TBC	TBC		<ul style="list-style-type: none"> Complimentary aesthetics. Addition of a hedge row could help to deter people from taking short cuts and help to capture wind blown litter. 	Ongoing maintenance costs for hedgerow	TBC
Option 2	Install additional signage and similar steel/galvanized ballustrade up disabled ramp to deter people from taking a short cut across the grass.	TBC	TBC (anticipated to be less than Option 4)	Lead in time	Complimentary aesthetics	Cost higher/m2. Users can cut across grass.	TBC
Option 3	Extend a ballustrade along the front of the building and add low profile box hedgerow along the front edge adjacent to the pavement.	TBC	TBC (anticipated to be more expensive than option 4)		Most aesthetically attractive. Helps wayfinding	Ongoing maintenance costs for hedgerow	TBC
Option 4	Matching stainless steel balustrade along frontage. No glazing. 81 m	TBC	£9,700		Provides barrier for pedestrians. Helps wayfinding	Could be swung on by kids or sat on	TBC