

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 static 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

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