

OAKLEAF SPORTS COMPLEX CAPITAL EXPENDITURE – INTERNAL DECORATION

AGENDA ITEM No. 12

MEETING: RECREATION COMMITTEE

DATE: 8TH JULY 2026

REPORTED BY: SPORTS COMPLEX MANAGER

1.0 Purpose of Report

- 1.1 The purpose of the report is to set out for the consideration of Members, quotes relating to internal decoration works at the Oak Leaf Sports Complex which forms part of 2026/27 Capital Programme Budget.

2.0 Background to the Report

- 2.1 A budget of £5,000 has been allocated through the 2026/27 Capital Programme for the internal decoration in the complex and this has been set aside of the sports hall.

3.0 Current Situation

- 3.1 The paint work around the sports hall was last decorated in 2011 by Northeast Decorators at a cost of £2,377. The work undertaken was of an excellent quality and has held up extremely well considering the extensive use of the hall over the last 15 years.
- 3.2 Northeast Decorators now trade under the name of Braddec Ltd and would be the preferred option to carry out the work due to their previous experience. However, two further quotes have been sought, as set out in the Financial Implications Section of the Report.
- 3.3 The metal sheeting and steelwork is now fading and looking tired. The pictures below highlight the areas of deterioration:

Picture 1 – Sports Hall Back Wall



Picture 2 – Sports Hall Side Wall



Picture 3 – Sports Hall Roof Steel Work



4.0 Required Works

4.1 Red Metal Structural Steel Work

The proposed works will include covering the main floor area with dust sheets to ensure adequate protection throughout the process. Once protected, all existing dust will be removed using hoovers to provide the area with a thorough clean before any further works are undertaken. It is essential that this work takes place after the sports floor has been sanded and resealed, due to the significant amount of dust created during that process. This will ensure the cleaning works are carried out effectively and that the area is left in a suitable condition following completion of the flooring works.

4.2 Breeze Block Wall Areas

The proposed works will include covering the main floor area with dust sheets to ensure adequate protection throughout the process. The top surrounding breeze block wall area in the sports hall will be cleaned down to remove any existing dust from the walls before one full coat of hardwearing emulsion paint is applied in the same colour as the existing finish. The dado breeze block wall area around the bottom of the sports hall will also be prepared by removing any existing dust from the walls. The colour of this area will be changed from green to red, with two full coats of hardwearing emulsion paint applied to provide a durable finish.

4.3 Replacement Marketing Signs

The marketing sign in the sports hall will be replaced to improve visibility and promote the facility more effectively. The new signage will provide a modern and welcoming appearance, helping to attract both new and existing users. The cost of the replacement signage will be met from existing budgets, ensuring no additional financial impact.

5.0 Policy Implications

5.1 The works conform to the Council's Strategic Aim No.2:

"To manage the council's finances and assets in a responsible manner".

6.0 Staffing Implications

6.1 None.

7.0 Financial Implications

7.1 Budget provision of £5,000 has been included in the 2026/27 Capital Programme Budget for the redecoration works.

7.2 The Sports Complex Manager has sourced three quotes from local companies to complete the work listed in the table below:

Quote	Company	Cost	Remarks
1	Braddec Ltd	£9,760 (+VAT)	Preferred Option
2	JS Batty Decorating Ltd	£12,250 (+VAT)	
3	Colin Robinson Ltd	£11,500 (+VAT)	

7.3 There is a budget shortfall of £4,760 based on the lowest quote. However, if the maintenance works to the sports hall and squash court floors are agreed on the previous report, there will be an available underspend on the capital budget for those projects of £5,140.

Schedule of Works

- 7.4 It is recommended by the Sports Complex Manager that the works are scheduled for the end of August, following the refurbishment of the floor, to ensure the programme is delivered efficiently.
- 7.5 This scheduling will allow for a full clean of the roof rafters to remove any dust generated during the sanding process, while the newly refurbished surface will be protected by dust sheets, ensuring the hall is returned to a high standard of cleanliness upon completion.

Facility Closure

- 7.6 The maintenance works require the facilities to be temporarily taken out of use for the period during which the work is carried out, which is anticipated to be 5 days. The work has been provisionally booked for 1st to 5th September.
- 7.7 The Sports Complex Manager will book out the facilities for an additional day to allow for any potential project delays.

Anticipated Sports Hall Income During Period of Closure

- 7.8 The table below sets out the income generated in the sports hall during the corresponding period last year, broken down into each budget line, which represents the potential loss of income:

Serial	Budget Line	1 st to 6 th September 2025 (6 Days)
1	Football	£529
2	Badminton	£44
3	Pickleball	£0
4	General Sports Hall Usage	£0
5	Sports Coaching	£51
Total Potential Lost Income During Closure		£624

8.0 Crime and Disorder Implications

- 8.1 None.

9.0 Equal Opportunities Implications

- 9.1 None.

10.0 Environment, Biodiversity and Climate Change Implications

- 10.1 None.

11.0 Risk Assessment

- 11.1 It is not considered that the matter contained in this report poses a risk to health and safety of staff or to financial or public standing of the Council to a degree that a risk assessment should be appended to this report.

12.0 General Data Protection Regulations (GDPR)

- 12.1 Is any personal or sensitive data required for this proposal which may have any implications for GDPR?
NO

13.0 Recommendations

13.1 It is recommended that Members:-

- i. Receive the report;
- ii. Consider the quotes to complete the redecoration of the sports hall and agree the officer's recommendation to award the contract to Braddec Ltd.
- iii. Agree to fund the capital budget shortfall, of £4,760, via the £5,140 underspend on the budget for the maintenance works to the sports hall and squash court floors, if these works are agreed, *or*, if not, agree to refer an additional Capital Budget approval of £4,760 to the Policy and Resources Committee for approval.

Sports Complex Manager