

Agreement on Repair and Maintenance Responsibilities under the lease held between Wem Town Council and WSLC as agreed

	Replacement repair WTC	Replacement repair WSLC	Maintenance WTC	Maintenance WSLC	Comment
Building Structure	X		X		Includes all structural elements - Gym extension to be included as part of the building
Building Envelope					
Main Roof	X		X		Roof covering replaced and insulated 2024, Guarantee in place
Gym Roof	X		X		Corrugated insulated steel roof cladding, leak issue at junction with main roof now resolved by works to main roof
Spectator area roof	X		X		Twin wall translucent polycarbonate roof
External walls: Brickwork Blockwork Cavity walls	X		X		Insulation in original unknown
External wall cladding	X		X		Upvc cladding
Internal walls structure	X			X	
Windows	X			X	Generally aluminium double glazed
Windows Spectator area	X			X	Upvc
External Doors	X			X	Main entrance door, Escape doors from spectator area
Internal Doors		X		X	Fire doors, decoration Ironmongery wear and tear
Floor Structure	X				
Pool Basin	X				
Internal Finishes					
Pool liner	X			X	
Floor tiling	X			X	
Carpet		X		X	
Vinyl Floor finish		X		X	Vinyl floor to changing rooms installed by WSLC
Plasterwork	X			X	The plasterwork to the pool hall between changing room and pool is not the best it has been patched during decoration but may need remedial work in the future
Suspended ceilings		X		X	WSLC have purchased tiles to replace any damaged due to W&T and alterations
Decoration		X		X	Internal decoration programme of scheduled redecoration to be prepared
Fixtures and fittings					
Reception Desk		X		X	
Benches		X		X	
Cubicles		X		X	Replaced by WSLC
Lockers		X		X	Provided by WSLC
Sanitaryware		X		X	
Pool steps and rails	X			X	
Cubicle curtains		X		X	Consumable item
Loose equipment and furniture					
Pool cover		X		X	
Loose furniture		X		X	
Notice boards		X		X	
Gym equipment		X		X	
Plant and Services					
PV solar panels	X				

Oil tank and oil supply lines	X		X	
Boiler	X		X	
Pumps, valves pipework	X		X	
Filtration	X			X
CO2 installation	X			X
Certikin salt chlorinator treatment unit	X			X
Hot water calorifier and hot water pipework	X			X
Showers		X		X
AHU	X			X
Ductwork	X			X
Mechanical Controls	X			X
A/C units in Gym	X			X
Cold water supplies	X			X
Electrical installation; small power and lighting	X			X
Fire alarm; Emergency lighting	X			X
Data		X		X
Drainage above ground		X		X
Drainage below ground	X		X	
Externals				
Fences	X		X	
Gates	X		X	
Pavings	X		X	
Soft landscaping	X		X	
External storage		X		X
Chemical store Shed				
Testing and Service inspections				
Legionella				X
Asbestos				X
EPC			X	Next due 2029
Environmental inspection				X
Electrics				X
Emergency lighting				X
Fire Alarm				X
PAT testing				X
Boiler				X
AHU				X
A/C				X
Health and Safety				X
Chemicals				X
Fire extinguishers etc				X