

UPDATE ON THE CONDITION OF REDDISH LIBRARY & COMMUNITY CENTRE

Report of Assistant Director Estate & Asset Management

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 To provide Members with an update on the current condition and ongoing closure of Reddish Community Centre.

2. BACKGROUND

- 2.1 Reddish Community Centre closed earlier this year due to persistent roof leaks, the saturation of internal spaces making it impractical to remain safely open for use by community groups.
- 2.2 The Community Centre located at ground floor level is in poor condition, as is the discussed space above and the redundant swimming baths adjacent.
- 2.3 The structure of the Community Centre and former baths is failing, due to historic fire damage, inherent design defects, lack of adequate access for maintenance and deterioration due to disuse. Maintenance has not been a priority in the disused parts of the buildings due to the lack of sustainable future use being identified.
- 2.4 Due to the failing structure, scaffolding has been erected to support an area of defective masonry to prevent further masonry falling from high level, crash decks have also been installed to protect the adjacent Library from falling masonry and to allow the Library to remain open.
- 2.5 The entire terrace of buildings are considered to be at the end of their current economic and functional life unless significant investment is undertaken.

3. INFORMATION

- 3.1 Initial investigations have been undertaken which highlighted a number of current and historic issues across the structures.
- 3.2 The issues are complex in nature and further investigation is required on a number of issues across the three buildings. This is a result of age and type of construction as well as issues resulting from the historic fire in the community centre.
- 3.3 A comprehensive Structural Engineers inspection was undertaken during June 2023, the recommended repair works have now been costed, options are set out in brief below.
- 3.4 Undertake essential structural repairs to Library, Community Centre and Pool building shell.
- 3.5 Undertake condition works in addition to the essential structural repairs to reopen the Community centre.

- 3.6 Undertake condition work to Library in addition to essential structural repairs.
- 3.7 Note that the project costs do not make allowance for bringing the pool or any part of the former swimming baths back into use, merely to arrest decline of the structure.

4.0 NEXT STEPS

- 4.1 Work will now commence on assessing available sources of funding including engagement with grant awarding institution to ascertain if sufficient funding may be brought forward to deliver a refurbishment project.
- 4.2 We will be undertake works in anticipation of Levelling Up 3 or any similar funding pots becoming available.
- 4.3 In addition engagement with the Reddish Community, including Community Centre and Library users to determine how these services may be delivered in future both in the short and medium term.

5.0 RECOMMENDATION

- 5.1 The Area Committee is requested to note the update report.

BACKGROUND PAPERS

There are no background papers to this report.

Anyone requiring further information should contact Paul Edgeworth (Property Services Manager) on telephone number 0161 218 1934 or alternatively email:
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