

**CAPITAL REQUIREMENT IDENTIFICATION FORM**

**Project: Thornaby Pavilion Boilerplant Replacement**

**Officer Responsible: Ian Hodgson**

**Head of Service: Steven Chaytor  
(Tees Active)**

**TYPE OF PROJECT: R&M**

**Brief Outline:**

The main boilerplant within the Pavilion, which is in excess of 40 years old, serves the Pavilion, the Library and the new Rent Office. The system is now effectively reliant on 1 No. boiler that was installed as an emergency replacement 2 years ago. At peak demands both room air and hot water (risk of Legionella) temperatures are low. The pumps, automatic valves and controls within the boilerhouse are also becoming increasingly unreliable. Asbestos containing pipework insulation within the plantroom and in particular the redundant boiler also needs to be removed as a matter of urgency. These works are Priority 1 Category D, under the asset management system, the highest priority. Under the terms of the agreement with Tees Active, it is the Council's responsibility to fund major planned maintenance items.

**Links to Capital Strategy:**

Works referred to in the Capital Strategy - Future plans for Tees Active managed buildings.

**Links to Council Plan Objectives:**

Links to Customer Care - Maintaining Services.  
Environment/Health & Safety - Reduce the risk associated with Legionella and exposure to asbestos.

**Outcomes & Service Improvements**

New boilers, pumps and associated controls would be installed to provide heat and hot water to building that provides key services. Note: Energy efficiency savings achieved by the new plant would be negated by the building being supplied heat at correct temperatures i.e. building currently under heated.

**External Funding Availability**

None available.

**R&M Only**

**Alternative Asset Use Considered** Not possible.

**Links to Asset Management Plan:** All works identified as highest priority items within the Asset Management Plan/Condition database.  
(Priority 1 Category D)