

# North Tyneside Council

## Report to Cabinet

### Date: 22 June 2026

**Title:** Outdoor Education Review

|                                                          |                                                                          |                                                                   |
|----------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Portfolio(s):</b> Education, Employability and Skills |                                                                          | <b>Cabinet Member(s):</b> Cllr Tracy Hallway<br>Cllr Charlie Gray |
| <b>Report from Service Areas:</b>                        | Children's Services                                                      |                                                                   |
| <b>Responsible Officer:</b>                              | <b>Rebecca Wall</b><br>Director of Children's Services                   | Tel: 0191 6435942                                                 |
|                                                          | <b>John Sparkes</b><br>Director of Regeneration and Economic Development | Tel: 0191 6431454                                                 |
| <b>Wards affected:</b>                                   | All                                                                      |                                                                   |

#### **PART 1**

##### **1.1 Executive Summary:**

High Borrans Outdoor Education Centre ("the Centre") is a residential outdoor education venue owned and operated by the Authority, located in the Lake District National Park. It provides outdoor learning for schools and some commercial users. The use of the Centre by schools in North Tyneside has declined over many years, with only 34 of 78 schools in the Borough using the Centre during the 2025/26 financial year.

This report sets out the findings of a review of the Centre undertaken by the Director of Regeneration and Economic Development and Director of Children's Services in September 2025, including its usage, its financial position, condition and strategic context. It outlines the key challenges associated with maintaining the Centre and the wider market for outdoor education provision, which linked to current condition and construction costs would require upwards of £3 million investment. This report presents potential future options

for the Centre and Cabinet is being asked to determine which of the options for the Centre it wishes to adopt.

## 1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) Determine which of the two decision options set out in paragraph 1.6 of this report it wishes to adopt for the future of the High Borrans Outdoor Education Centre;
- (2) Authorise the Director of Regeneration and Economic Development in consultation with the Cabinet Member for Supporting and Protecting Children, the Director of Children's Services, the Director of Resources and the Head of Law to fully implement the decision taken by Cabinet in relation to the High Borrans Outdoor Education Centre; and
- (3) Authorise the Director of Children's Services in consultation with the Head of People and Operational Development and Head of Law to undertake all necessary consultation with members of staff and/or their Trade Union representatives if required dependent on decision

## 1.3 Forward Plan:

Twenty-eight days' notice of this report has been given, and it first appeared on the Forward Plan that was published on 22 May 2026.

## 1.4 Council Plan and Policy Framework

In accordance with the Authority's Constitution and Budget and Policy Framework Procedure Rules, at full Council on 27 November 2025 the Council Plan for the period 2025–2029 was approved. The Council Plan is based on the following five ambitions: –

1. **Better lives for all** – a healthier, fairer and better quality of life, where everyone can thrive
2. **Best start in life** – giving our children and young people what they need to achieve their full potential
3. **Places to be proud of** – building neighbourhoods and town centres that are clean, green and safe and make North Tyneside a great place to live

4. **Good work for all and economic growth** – helping create more good quality jobs and strong economic growth
5. **Housing and neighbourhoods that enhance lives** – delivering more affordable and social housing and creating neighbourhoods we're proud to call home.

This report links impacts on ambition 1, Better lives for all – a healthier, fairer and better quality of life, where everyone can thrive.

## 1.5 Information:

### Background

- 1.5.1 High Borrans Outdoor Activity Centre ("the Centre") is located near Windermere in Cumbria and is within the Lake District National Park. It is a large former country house which serves as a residential outdoor activity centre for schools and private groups and operates all year round. Accommodation is available for up to 48 participants and seven staff, spread over three corridors each with its own staff bedroom. There is a maximum of six persons in any one room. Staff bedrooms are en-suite. An accessible bedroom is available on the ground floor. The building is set with circa two hectares (five acres) of grounds. The Centre also has access to the Borrans Reservoir Lake.
- 1.5.2 In addition, the main residential building, there is a separate Coach House which is currently not used for any purpose other than storage. This building is in a poor condition although appears watertight. Access to the site is via a narrow single-track lane (Borrans Lane) with the nearest settlement being the town of Windermere.

### Asset History and Ownership

- 1.5.3 In 1967 the then Tynemouth Borough Council purchased the facility to enable children to benefit from a countryside experience. It is understood that no restrictions or covenants were placed on the title deeds of the property which would restrict its future use.

### Statutory and Policy Framework (Outdoor Education)

- 1.5.4 The 1944 Education Act did not create a statutory duty for local authorities to provide outdoor education centres or outdoor learning facilities. The Act encouraged (but did not require) outdoor education as part of a broader

social and wellbeing agenda after World War 2, promoting outdoor education by enabling Local Education Authorities, latterly changed to Local Authorities (in updated legislation) to incorporate outdoor learning into children's education.

- 1.5.5 Local Education Authorities responded to the 1944 Act by developing outdoor educational practices largely as a matter of policy innovation, welfare aims and social reform – not as a statutory obligation.
- 1.5.6 There is no legislation requiring a Local Authority to own or operate an outdoor education centre, provide adventure facilities, or fund outdoor education opportunities beyond their general youth services duties.
- 1.5.7 Local authorities' duties are related to making sure local authority-maintained schools have access to suitable outdoor space for physical education and to plan and support safe outdoor learning and educational visits via guidance and oversight.

#### Financial Sustainability and Cost Pressures

- 1.5.8 For several years running the Centre has become increasingly challenging in terms of the cost of providing the service and basic maintenance of the asset. Annually maintenance of the property has been circa £250,000 reflecting the age of the asset. There is recognition that the Centre will need significant investment in the very near future.
- 1.5.9 There are several facilities across the North-East and Cumbria operated by a range of providers (including local authorities) providing outdoor education facilities and there is therefore a degree of choice for schools who will naturally seek to secure best value, or lowest cost, for their pupils. Schools are not mandated to use the Centre, including those located in the Borough, and the Centre is used by a very small number of public and private providers outside of North Tyneside.
- 1.5.10 34 of the 78 schools in North Tyneside used the Centre in 2026 (a total of 1,635 children and young people, 1,255 North Tyneside and 380 out of area). Other users of the centre include private citizens, youth organisations and schools outside of North Tyneside.
- 1.5.11 The cost of transporting pupils to the Centre has increased considerably in recent years – it is approximately 123 miles return journey (route dependent)

from North Tyneside, taking between 2 ½ to 3 hours by private coach/bus. Socio economic factors, including fuel prices, has become an issue of affordability for some families.

- 1.5.12 Demand for the centre has remained broadly static over the past three years in terms of usage, and efforts to secure additional bookings have not been realised. As a result, income has declined over time while costs have increased, leading to a growing reliance on local authority subsidy to sustain operations. Last year this was a subsidy of £180,000.
- 1.5.13 The Centre is reliant on income predominantly from schools (within and outside of North Tyneside), meaning there is an inherent risk each year in not achieving the income target for the Centre, especially in light of school budget pressures and the cost of living pressures placed on parents and carers. Due to the age and condition of the Centre, significant capital investment has already been required to keep the Centre fit for purpose. As stated, there is also a need for further immediate investment within the next couple of years, alongside a broader programme of works that would be necessary to modernise the Centre.
- 1.5.14 Over the past four years, investment in the buildings of £640k has been undertaken to ensure the Centre remains safe, windproof and watertight, and safety compliant. This has included major works such as roof replacements, building fabric repairs, and compliance-related upgrades to maintain the existing service provision.
- 1.5.15 The most recent condition survey of the Centre identified a further range of works, including additional phases of roof replacement, render repairs and ancillary heating works with the cost of these works estimated circa £850k depending on the final scope and the timing of delivery.
- 1.5.16 The interior fabric of the building and its associated fixtures and fittings are tired and in need of replacement within the next one to four years (maximum) and will require significant investment along with a closure of the Centre whilst work is completed that would lead to additional lost income.
- 1.5.17 The global investment required to bring the main building up to standard (excluding the Coach House) is considered significant, namely, in the region of £3 million.

#### Strategic Options and Deliverability

- 1.5.18 All the local authorities across the region have been faced with similar challenges to the Authority and some have opted to pursue alternative delivery models. Where local authorities do manage their own outdoor education facilities, they are in a similar position financially to the Authority. The wider commercial sector also faces significant challenges, including the cost of living and affordability for patrons as well as increased running and transport costs for operators, therefore, the ability to be able to transfer the Centre to a third party to operate the Centre as an outdoor education facility is extremely limited.
- 1.5.19 The opportunity to grow the Centre with investment into it to generate increased income has been explored. Such an investment would need to focus primarily on expanding the existing offer and attracting more user groups beyond education activities. However, the Centre is located within one of the most sensitive landscapes within the UK and one where there are some of the most stringent planning restrictions in place. A key issue would be whether the intensification or change of use (in part) of the land and buildings would have a consequential impact on the character and appearance of the site and impact on local infrastructure. Any wider development of the Centre for more/ wider commercial activities may be possible, but there would be a need to improve the existing infrastructure, especially highways, that could accommodate any new development activity. Of course, this would be very much dependent on obtaining the necessary planning consents which given the location of the Centre is not without significant challenge and is not guaranteed. The income therefore potentially generated would not cover the costs of the improvement works, which needs to be carefully considered.
- 1.5.20 Alternative uses of the Centre's buildings and site were explored as part of a review undertaken in 2025 which included increased use of the Centre by the public for accommodation and learning, conversion of the Coach House into affordable housing to meet local need, conversion of the Coach House to an Air B&B (or equivalent), conversion of the main buildings to residential use, hotel or conversion of the Coach House and grounds to support Camping. All of these options would require a significant level of development, financial investment, and potential change of use to develop a facility operating outside of the Borough.

- 1.5.21 Whilst there may be some commercial opportunities to consider for the site, the Centre is used by school age children and young people, and as such safeguarding is of paramount importance and a legal duty of Schools and the Authority.
- 1.5.22 The potential for wider/ new commercial use of the Centre and considering the likely risks, means there is a clear incompatibility between these two user groups – wider commercial use and the use by children and young people if the Centre were to be used simultaneously. The Centre to ensure safeguarding of children and young people operates on the basis that no commercial activities are carried out on the site involving visiting members of the public whilst the Centre is being used by children. This therefore limits the opportunity for commercial activities to school holiday periods only, which presents a challenge for the site to be financially viable.

#### Workforce and Employment Implications

- 1.5.23 The centre is operated through a staffing model, comprising a core team of 10 established employees (8.33 FTE), supported by a small number of temporary or fixed term (3 posts/ 2.6 FTE). In addition, a limited pool of contracted and specialist workers is engaged as required, including instructors (10) and housekeeping/catering staff (3).
- 1.5.24 Any decision on the future of the Centre would have people management considerations which will need to be taken into consideration by the Authority as the employer of the staff at the Centre. Such considerations will need to be dealt with sensitively and in line with the law and good employer and people management practice. As an employer the Authority would also need to support employees through a period of change which considers their welfare and wellbeing and how best to support them through any change / transition period.

#### Transitional and Operational Implications

- 1.5.25 The Centre receives bookings in advance and at this current moment in time there are several bookings in place for the remainder of this academic year (up to 31 August 2026) and into the next academic year (from September 2026 and beyond – up to April 2027). Dependent upon the decision made by Cabinet, an officer team would work with the existing service users to manage the existing bookings. The officer group would consider if these bookings can continue to be accommodated and where this is not possible, the

organisations who have made such bookings would be given notice to make alternative arrangements and may also be supported by the officer group to find an alternative arrangement.

## **1.6 Decision options:**

The following decision options are available for consideration by Cabinet for the future of High Borrans:

### Option 1

The Authority invests significantly to modernise the Centre and for it to operate as a commercial facility, with an initial investment of £850k with a commitment to develop a further broader programme of works in the medium-term to modernise the assets and the overall offer. Potential estimate for this would be £3 million.

Or

### Option 2

The Authority ceases to operate the Centre as an Outdoor Activity Centre with effect from 30 November 2026 and:

- I. declares the Centre as surplus to the Authority's operational requirements, and;
- II. takes the necessary measures to dispose of the Centre on the open market and secure best value for the Authority.

Having carefully considered all of the options this is noted to be a difficult decision. However, given the financial challenges linked to the building and subsidising delivery of the service option 2 is recommended.

## **1.7 Reasons for recommended option:**

Option 2 is recommended for the following reasons: -

- The Authority is not required to provide an outdoor activity centre for children and young people who live within the Borough.
- There are alternative outdoor activity centres provided for by several organisations and the provision of such activity is not one of the Authority's core or statutory responsibilities that it must discharge.

- Given the distance to High Borrans a number of North Tyneside Schools already utilise more local provision
- The Centre requires significant financial investment and modernisation if it were to continue to operate as an outdoor education centre. This investment needs to be balanced against the Authority's current financial position.
- The Centre presents a significant cost pressure and risk to the Authority.

## **1.8 Appendices:**

There are no appendices to the report

## **1.9 Contact officers:**

Lisa Ramshaw, Head of Service – Education & Inclusion

Christina Ponting, Senior Manager – Education & Inclusion

## **1.10 Background information:**

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

- Education Act 1944
- Education Act 1996
- School Premises (England) Regulations 2012
- Survey Report, October 2024
- LMB Briefing Note, September 2025
- Equality Impact Assessment

# **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

## **2.1 Finance and other resources**

The decision-making in relation to actioning proposals will have reference and consideration to the finance and resource. To enact a decision, where one is reached, officers will work with colleagues within the People, Finance and Property team to enact decisions in relation to finance and resource and will follow the appropriate governance structure.

Over the past two financial years, the centre's ongoing running costs have consistently outstripped income, resulting in deficits of £183,540 in 2025/26 and £61,784 in 2024/25, both of which have required subsidy from the Authority.

This report highlights the significant and ongoing financial commitment required to maintain and operate the Centre, including substantial capital investment to address building condition issues and continued revenue pressures associated with service delivery, including the financing costs associated with capital investment. It also highlights the potential financial implications and savings that could be realised should the Council decide to cease operating the centre, alongside any associated costs of implementing such a change.

## **2.2 Legal**

The Authority does not have a statutory duty to provide or own outdoor education facilities. The Authority will be required to honour any contracts that it enters into with service users of the Centre. It will also be required to follow appropriate employment law and good practice in relation to the staff employed at the Centre, including engagement with any Trade Union(s) as appropriate.

If there is to be a change in the use of the Centre, is likely that planning consent will be required from Westmorland & Furness Council and/or the Lake District National Park Authority.

## **2.3 Consultation/community engagement**

### Internal Consultation

The options for the Centre have been discussed with the Authority's Senior Leadership Team.

### External Consultation/Engagement

Future engagement requirements will depend on the option taken. Where relevant, appropriate and timely engagement will be undertaken with the staff at the Centre, Trade Union colleagues and other stakeholders.

## **2.4 Human rights**

There are no human rights issues arising directly from this report.

If there are changes made to the provision of educational needs provision in the Borough, then regard must be had to a person's right to education in accordance with Article 2 of the First Protocol of the Human Rights Act 1998.

## **2.5 Equalities and diversity**

An Equality Impact Assessment has been undertaken and a link to the Assessment is provided in section XXXX.

The Authority will ensure that any consultation is undertaken having regard to the public sector equality duty placed on the Authority under the Equality Act 2010 and the need to ensure that those with a protected characteristic can be part of the consultation process.

Any future decisions taken must also have regard to this duty and equality impact assessments will be undertaken and updated as part of change/ project planning/ development.

Children and young people including this with Special Educational Needs and Disabilities (SEND) and employees as well as other service users may be impacted by the proposal.

## **2.6 Risk management**

If the Authority continues to operate the Centre, then the Authority will be at risk of incurring ongoing financial costs through the maintenance and investment in a facility where there is not a statutory requirement to provide such provision. Whilst the facility currently is statutorily compliant from a building use and provision of service offer, this could not be sustained in the medium to longer term financial planning cycle without significant financial investment.

In bringing any service offer to an end this is not without risk as to close the Centre we will not be able to fulfil some future bookings. Pre-booked service users could experience some variable costs, (either increased or decreased) to ensure an alternative facility or alter associated arrangements, e.g. transport.

Retention and ratios for the period leading up to the closure period, as individuals who currently work in/ with the centre (either as an employee or a contractor (e.g. specialist instructors)) could choose to leave /end their arrangement before closure of the Centre and this could result in bookings needing to be cancelled due to lack of appropriately trained adults being available.

The Centre has equipment as part of its resources to operate its programme of activities, some of that equipment is at a point where there is a need for it to be replaced as the equipment is not reliable e.g. minibuses. The minibuses which are used by the centre to transport users to the different localities to undertake the activities the Centre offers are at the end of their economic life. Whilst the Centre and the equipment/ resources in use remain safe and maintained to an appropriate standard, there is an additional cost pressure to support replacement of key equipment including minibuses, climbing harnesses, canoes, life vests, safety helmets, wet suits, etc.

If the decision is to close the Centre and surrounding grounds, the Centre and its grounds will need to be made secure. However, even with this in place the Centre will be exposed to natural damage/ disorder (e.g. weather) or external/ other party damage (vandalism) due to the nature of it being no longer an active site / the Centre no longer being in operation.

Disposal of the Centre/ site may take time and there may be additional costs incurred to secure the disposal of the Centre prior to any commercial value / receipt being received.

## **2.7 Crime and disorder**

There are no specific crime and disorder implications arising from this report within North Tyneside; however, consideration has been given to the potential impact at the location of the Centre in Cumbria.

Should the Centre cease operation and become vacant, there is a risk of external damage, vandalism or unauthorised access during any interim period prior to disposal. The Authority would work with relevant local partners (including the local authority, national park and, where appropriate, police) to ensure proportionate site security arrangements were in place.

## **2.8 Environment and sustainability**

Actions identified within the delivery of the priorities will be mindful of the need to support environmental and sustainability issues.

### PART 3 – SIGN OFF

- Chief Executive ☒
- Director(s) of Service ☒
- Mayor/Cabinet Member(s) ☒
- Chief Finance Officer ☒
- Monitoring Officer ☒
- Interim Director  
of Corporate Strategy  
and Customer Service ☒



# **High Borrans Investment Requirements**

**May 2026**



North  
Tyneside  
Council

## **Executive Summary**

1. This report builds on the general Condition Report completed at High Borrans in 2024, that builds on the previous briefing information to outline the overall investment required at the High Borrans Activity Centre.
2. Whilst the Condition Report outlines that High Borrans remains structurally sound the condition survey identified widespread age-related deterioration including mould, damp, failed plaster, ageing shower facilities, obsolete lighting and deteriorating finishes. Whilst these issues could be addressed through lifecycle repairs, this would not resolve the fundamental problem that the accommodation no longer meets modern expectations for a residential outdoor education facility.
3. More significant investment consisting of a refurbishment is required in the short term to modernise the centre, improve the experience of children and staff, enhance energy efficiency, and secure the long-term future of the facility at a cost significantly below full replacement.
4. This document provides the rationale for a major capital investment in High Borrans Activity Centre and explains why a comprehensive refurbishment programme, beyond routine maintenance and repairs, was considered necessary to secure the long-term future of the facility.

## **Background**

5. High Borrans Activity Centre is a residential outdoor education facility owned by North Tyneside Council and located near Windermere in the Lake District National Park. The centre provides accommodation and facilities for children and staff attending residential educational visits. The main building dates from the 1880s and extends to approximately 1,620m<sup>2</sup> over two storeys, with ancillary accommodation and support facilities.
6. In 2024, a Building Condition Assessment was commissioned to establish the condition of the property and identified future maintenance liabilities. The survey concluded that the building remained structurally sound but identified widespread age-related deterioration affecting internal finishes, sanitary facilities, building fabric and mechanical and electrical services.

## **Condition of Existing Building**

7. The survey identified a range of issues associated with the age of the building and the condition of its finishes and infrastructure, including:

### **Internal Environment**

- Widespread mould growth within bedrooms, showers, WCs, drying rooms and laundry areas
- Damp affected areas and evidence of water ingress
- Significant sections of plaster to walls and ceilings having lost adhesion and requiring replacement
- Cracking and deterioration to internal decorative finishes
- Aged shower and changing facilities showing signs of wear, mould growth and damage.

### **External Fabric**

- Deterioration of timber fascias, soffits and bargeboards
- Degrading timber windows and doors
- Deteriorating render finishes, corrosion to rainwater goods and vegetation growth to building elements
- Multiple slipped slates and a poor conditioned roof on parts of the facility

### **Building Services**

- Ageing extract ventilation systems
- Predominantly fluorescent lighting
- Corroded water infrastructure resulting in pressure and reliability concerns
- Concerns regarding the condition and testing status of certain electrical and emergency systems.

### **Why Routine Repairs Alone were not considered sufficient**

8. The survey identified approximately £285,000 of maintenance and lifecycle repair requirements over the assessment period, which increased to £850k taking into account the planned roofing works and necessary ancillary works. However, these works are primarily intended to maintain the building in a safe and operational condition and would not address wider issues associated with the age, appearance and functionality of the accommodation. In addition, we believe the estimated costs of the repairs are identified as significantly below the market rates for the works, and certainly lower than what we would pay due to the rural location of the asset.
9. While individual defects could be repairs, this approach would not:
  - Modernise the residential accommodation
  - Improve the quality of shower and welfare facilities
  - Enhance the appearance and attractiveness of the centre
  - Improve environmental performance
  - Address the cumulative impact of ageing finishes throughout the building
  - Improve the overall experience for visiting children, schools and staff
  - Protect the long-term competitiveness and sustainability of the facility.
10. A programme of reactive repairs would prolong the life of existing facilities but would not improve the condition of the asset overall or the quality of the environment provided.

### **Strategic Need for Refurbishment**

11. The principal driver for investment is not a structural failure in the building but the age related deterioration of the asset, the need to modernise the centre, improve the experience of children and staff, enhance energy efficiency, and secure the long-term future of the facility at a cost significantly below full replacement

12. Although the building remains structurally sound, many areas of the centre no longer reflect the standards expected of modern residential educational facilities. The cumulative impact of ageing finishes, visible mould, dated sanitary facilities, deteriorating decoration, ageing services and poor presentation risks reducing the attractiveness of the centre to schools and visitors even further.

13. A refurbishment would:

- Modernise accommodation standards
- Improve wellbeing and comfort for young people and staff
- Address inherited lifecycle deterioration
- Improve operational efficiency
- Reduce future maintenance liabilities.
- Support the long-term viability of the centre as a premium outdoor education facility

### **Value for Money Considerations**

#### **Recent Investment**

14. Previous capital investment has included some Mechanical and Electrical upgrading, roof replacement to part of the structure and resurfacing works externally, carried out between 2022/23 and 2025/26 amounting to over £600k. Other revenue costs for premises and repairs and maintenance are accounted for separately.

#### **Future Investment Requirement**

15. As mentioned previously the interior of the asset is showing considerable deterioration across finishes, sanitary facilities, decorations and building services not to mention the fixtures and fittings that are tired and need replacing with the next 2–5 years. With this in mind a full refurbishment of the asset is required, to maintain the building and more importantly the offer.

16. The building has an assessed floor area of approximately 1,620m<sup>2</sup>. Utilising current SPON'S benchmarking rates for a refurbishment involving renewal of finishes, services and internal accommodation provides a cost per square meter rate of between £1,800 – £2,700 with various element refurbishment costs as follows:

| Element                                                                                   | Estimated Cost |
|-------------------------------------------------------------------------------------------|----------------|
| New natural slate roof, chimney repairs, rainwater goods                                  | £400k – £600k  |
| External render, masonry, windows, doors, decorations                                     | £350k – £500k  |
| Full electrical replacement, lighting, fire alarm, emergency lighting, ICT infrastructure | £350k – £500k  |
| Full mechanical replacement (boilers, heating, hot water, ventilation, controls)          | £450k – £700k  |
| Internal refurbishment (bedrooms, bathrooms, kitchen, finishes)                           | £600k – £900k  |
| Damp remediation, structural repairs, asbestos contingencies                              | £150k – £300k  |
| External works, drainage, paving, access improvements                                     | £150k – £300k  |
| Professional fees, surveys, inflation and contingency (20–25%)                            | £500k – £700k  |

17. Utilising the lower end cost per square meter rate of £1,800 equates to investment of circa £3 million (£1,800 x 1,620m<sup>2</sup>) being required to deliver a refurbishment of the asset.
18. The condition survey also identified an insurance reinstatement value of approximately £4.9 million. Consequently, a £3 million investment would represent a substantial renewal of the asset at a cost significantly below full replacement. It must be noted that we believe the reinstatement value of £4.9m is below the market rates for a re-build, and certainly lower than what we would pay due to the rural location.
19. This approach could enable the Council to retain an existing asset of strategic value while extending its useful life and improving the quality of the facilities provided. However, the operational costs of the activity centre would need to be considered when considering levels of investment in an asset of this age and location.

## **Conclusion**

20. The condition survey confirms that High Borrans is fundamentally a structurally sound building. However, it also identifies extensive age-related deterioration across finishes, sanitary facilities, decorations and building services.
21. The case for a £3 million investment is therefore not based solely on building defects or maintenance backlog. Rather, it is based on the need to modernise an ageing Victorian facility that had become increasingly outdated in appearance, functionality and user experience.
22. A comprehensive refurbishment could provide an opportunity to secure the future of the centre, improve the experience of children and staff, reduce lifecycle risks and maintain High Borrans as a high-quality residential outdoor education facility for future generations. However, the operational costs of the activity centre along with demand for the facility would need to be considered when considering this level of investment into an asset of this age and location.





North Tyneside Council

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# Briefing note

**To:** Lead Member  
Briefing

**Author:** John Sparkes, Director of  
Regeneration and  
Economic Development &  
Julie Firth, Director of  
Children's Services

**Date:** 15<sup>th</sup> September  
2025

**Title of Briefing:** High Borrans Outdoor Centre

## 1. Executive Summary

High Borrans Outdoor Centre is the Council's outdoor centre in the Lake District. It is currently run by Children's Services with the fabric of the building being the responsibility of Asset Management. In December 2024, a review of the issues facing the centre was undertaken by the Director of Children's Services and the Director of Regeneration and Economic Development supported by relevant officers.

The purpose of this review was to understand the current financial position of the centre, the likely investment requirements for the short and medium term as well as the current operating model and wider commercial landscape.

This report considers the information garnered from the review. It also sets out some options for consideration regarding the future of the site having regard to the likely investment requirements balanced against

the Council's current financial position and its legal obligations to provide outdoor learning experiences for our children.

## **2. The Building and Grounds**

High Borrans is located within the ward of Ambleside within the administrative area of Westmorland and Furness Council.

It is a large former country house which serves as a residential outdoor activity centre for schools and private groups and operates all year round. The centre is located three miles from Windermere village and is within the Lake District National Park.

Accommodation is available for up to 48 participants and 7 staff, spread over three corridors each with its own staff bedroom. In terms of the size of bedrooms, there is a maximum of 6 persons in any one room. Staff bedrooms are en-suite. An accessible bedroom is available on the ground floor.

The building is set with circa 2Ha (5 Acres) of grounds. The centre also has access to the Borrans Reservoir Lake.

In terms of buildings and structures, the centre consists of a sprawling group of co-joined buildings which appear late Victorian in design and construction and are residential in their scale and appearance. Construction would appear to be of traditional blockwork with a painted white render finish and Lakeland slate roof coverings.

In addition, the main residential building, there is a separate Coach House which is currently not used for any purpose other than storage. This building is understood to be in a poor condition although appears watertight.

Access to the site is via a narrow single-track lane (Borrans Lane) with the nearest settlement being the village of Windermere.

A total of four full time staff are employed at the centre. Other staff are either casual employees or are employed on a part time basis.

### **3. Why does the Council run High Borrans?**

The High Borrans story begins back in the 1880s when the Durning-Holts, a wealthy Liverpool shipping family, decided to build themselves a sporting lodge for summers in the Lake District. The house was passed down the family line, being extended and developed over the years.

During the post war years, Lady Dorothy Somervell maintained links with the North East and in 1967 sold part of the estate to Tynemouth Borough Council to enable children to continue to benefit from a countryside experience. It is understood that no restrictions or covenants were placed on the title deeds of the property which would restrict its future use.

In terms of statutory requirements, the provisions of the 1944 Education Act requires that Schools provide an outdoor learning opportunity to its children. Local Authorities should support access to provisions. However, this does not require the School to provide overnight accommodation.

Like many local authorities, North Tyneside Council has run its own facility to meet this need / requirement, but this is increasingly a challenge in terms of the cost of providing the service and maintaining the asset.

Moreover, the cost of transporting pupils to the centre has increased considerably in recent years as fuel prices have risen, and there is therefore an issue of affordability for some pupils.

It is also important to note that schools in the Borough are not mandated to use High Borrans. 34 of the 78 schools use High Borrans. In this calendar year 1635 children and young people are booked to access the centre, 380 of this number are not from North Tyneside.

Given that there are several facilities across the North East and Cumbria operated by a range of providers (including LAs), there is a degree of choice for schools who will naturally seek to secure best value, or lowest

cost, for their pupils. Conversely, it is understood that High Borrans centre is used by other authorities namely Lancashire County Council.

[REDACTED]

The centre is currently operating with several critical vacancies and absences.

[REDACTED]

[REDACTED]

#### 4. Financial Position

**Revenue:** The current net budget has a net operating cost of £0.176m, which rises to £0.269m when capital financing charges are included. Including the capital charges, this works out as North Tyneside Council, providing a subsidy of £165 per child. This equates to £62,700 in the last year to subsidies children who are not resident in North Tyneside.

A breakdown of the budget is, along with the current year forecast is shown in the table below.

It is important to note that the budget does not include the costs of maintaining the building, both responsive and planned maintenance, other than small scale premises running costs of £0.069m – see section

below on the scale of wider maintenance costs. Further, it does not include management costs within the Education Service, e.g. Rob Smith or Lisa Ramshaw.

In the current year, income is forecast to exceed the budget of £0.554m, but the reliance on income, predominantly from schools, means there is an inherent risk each year in achieving this target, especially in light of school budget pressures and cost of living (for parents). Income has varied significantly year on year, from £0.636m in 2022/23 to £0.514m in 2023/24 and £571,000 in 24/25.

|                                                | <b>Budget<br/>£'000</b> | <b>Current forecast<br/>£'000</b> |
|------------------------------------------------|-------------------------|-----------------------------------|
| Staffing                                       | 490,641                 | 560,858                           |
| Premises                                       | 140,067                 | 145,444                           |
| Supplies and Services                          | 109,232                 | 88,135                            |
| <b>Revenue expenditure Sub total</b>           | <b>739,940</b>          | <b>794,437</b>                    |
| Fees and charges                               | -554,224                | -572,321                          |
| Rents and sales                                | -9,788                  | -12,312                           |
| <b>Income sub total</b>                        | <b>-564,012</b>         | <b>-584,633</b>                   |
| <b>Net revenue expenditure per budget book</b> | <b>175,928</b>          | <b>209,804</b>                    |
| <b>Non- revenue expenditure</b>                |                         |                                   |
| Capital financing                              | 92,763                  | 92,763                            |
| <b>Non- revenue expenditure total</b>          | <b>92,763</b>           | <b>92,763</b>                     |

**Capital:** The building was originally subject to a Condition Survey in 2020 that also included mechanical and electrical items. It should be noted that a recent condition survey has also been undertaken and the team are currently awaiting the full report.

The condition of the roof is poor and requires significant investment. It is understood that circa £200,000 was defrayed in 2022/23 and 2023/24 to address urgent mechanical & electrical works. An additional £275k was defrayed in 2023/24 to carry out phase 1 roofing works, £100k within 2024/25 to carry out essential resurfacing works with a further £400,000 of repair works planned for 2025/26.

Moreover, the estimated costs for statutory compliance, is estimated to be in the region of an additional £400,000.

Based on recent Capital Investment, it is reasonable to assume a capital cost of £200,000 to 250,000 per annum. It is also noted that these works are for repairs and maintenance only and are not enhancing the internal fabric or fixtures and fittings. As such, this investment only maintains a standstill position.

**Future Investment Required:** In terms of the interior fabric of the building and its associated fixtures and fittings, these are understood to be tired and in need of replacement within the next 2-5 years (maximum) and will require significant investment as well as a lay down period for works with consequential lost income. The global investment required to bring the main building up to standard (Excluding Coach House) is considered to be significant and in the region of **£3,000,000**.

### Summary of Existing and Planned Investment

| YEAR            | INVESTMENT               | AMOUNT          |
|-----------------|--------------------------|-----------------|
| 2022/23 /<br>24 | Mechanical<br>Electrical | £200,000        |
| 2023/24         | Roof Repairs             | £275,000        |
| 2023/24         | Resurfacing<br>Works     | £100K           |
| 2025/26         | Proposed<br>Repairs      | £400,000        |
| <b>TOTAL</b>    |                          | <b>£975,000</b> |

### Future Investment Requirement

| YEAR | INVESTMENT | AMOUNT |
|------|------------|--------|
|------|------------|--------|

|                 |                         |                   |
|-----------------|-------------------------|-------------------|
| 2026<br>onwards | Statutory<br>Compliance | £400,000          |
| 2027<br>onwards | Refurbishment           | £3,000,000        |
| <b>Total</b>    |                         | <b>£3,400,000</b> |

In summary, the centre presents the Council with some very challenging financial risks and requires significant capital investment if it is to continue to operate in this commercial market.

The Council will therefore need to satisfy itself that it is able to commit the level of investment that is required to sustain a high quality and competitive offer in the future.

## **5. The Operating Environment – Challenges within the Sector**

All the local authorities across the region have been faced with similar challenges to NTO and some have opted to pursue alternative delivery models.

Where Local Authorities do manage their own facilities, it is evident that they are in a similar position financially. In a recent news item (January 2025), it was reported that Sunderland City Council are operating their centre (Derwent Hill) at a loss of £217,000 for 2024/25. It noted that this was caused by a "combination of higher running costs and lower anticipated income". Sunderland City Council are currently looking at ways to increase income at the centre.

Gateshead Council's facility at Hexham (Dukes House Wood Camp) is currently run by the Kingswood Group. It is understood that the facility was disposed of to the Kingswood Group some years ago, but with some arrangements in place which secured access for Gateshead's schools.

However, in January 2025, The Inspiring Learning Group announced that seven centres, including Dukes House Wood, operated by its subsidiary Kingswood Group, would close immediately although three centres had been acquired by outdoor education firm PGL Beyond. (It is presumed

that these centres were more financially sustainable than the others in the group).

Whilst transferring assets to a third-party provider may take a liability away from an Authority as well as being a way of securing investment and greater resilience, it is evident that the sector also faces significant challenges, especially post pandemic, which includes cost of living and affordability for patrons as well as increased running and transport costs for operators.

Given the challenges facing the sector and Local Authorities, a way forward may be to review provision with other Local Authorities on either a Tyne and Wear or LA7 basis to see if there are any opportunities for joint working and shared facilities which may prove to be a more sustainable operating model.

## **6. Commercial Opportunities for Growing the Offer and Alternative Uses**

At face value, there are a raft of opportunities that could be realised with investment into the facility that could result in increased income generation which could underpin a more financially sustainable business plan. This would primarily focus on expanding the existing offer and attracting more user groups.

However, the site is located within one of the most sensitive landscapes within the UK and one where there are the most planning restrictions in place. A key issue will be whether the intensification or change of use (in part) of the land and buildings will have a consequential impact on the character and appearance of the site and impact on local infrastructure.

An initial desk top review of planning policies for the site has been undertaken by the Head of Planning and this highlights the sensitive nature of the site and the need to ensure that any new development is mitigated in terms of its impact. Whilst it does not rule out new commercial activities, it does highlight the need to ensure that the

existing infrastructure, especially highways, can accommodate any new development activity.

However, given the buildings are in situ, a pragmatic view would most likely be adopted by the National Park who would want to see the buildings in beneficial use where they can contribute to the objectives of the National Park.

Suggested Alternative Uses could include:

- Increased use of the centre by the public for accommodation and learning: This would provide additional commercial opportunities but note safeguarding issues set out below which may act as a constraint.
- Conversion of the Coach House to affordable housing to meet local need: This may be an attractive proposition which could offset the impact of other proposals for the main buildings that may otherwise be unacceptable. It is noted that a planning application for conversion of the Coach House to three dwellings was refused in December 2004 due to the isolated and non-sustainable location, the effect on the character of the property, the effect on the quiet character of the area, and unknown impact upon water supply and on biodiversity. However, the planning context has changed since this decision, with new local and national planning policy being adopted in the interim. The local context has also changed, with five static caravans at High Borrans Farm approved in February 2008. In addition, the Coach House's bothy gained permission to be converted from a holiday let (itself approved in 2003) to a live/work home residence in October 2013. (It is unclear if this permission was ever implemented).
- Conversion of the Coach House to Air B&B: This would see the coach house converted to holiday letting accommodation which may be supported from a planning standpoint based on recent decision making referred to above.

- Conversion of main buildings to residential use: This would see the building converted into a residential use. It is anticipated that the building would be too large for a single dwelling so would most likely be converted and sub-divided.
- Hotel: The building and grounds would lend themselves to this type of activity and it could be demonstrated that this would have no increased impact than the current use of the building and grounds. It is likely that this type of use would also include an element of food and beverage. This option would most likely see significant alterations to the building which would require planning permission. Traffic impact would also be a significant consideration from a planning standpoint.
- Camping: In 2014, planning permission was granted for the installation and provision of campsite timber outbuildings providing a shelter, toilet and recreational facilities. (it is unclear whether this consent was ever implemented). Planning permission for change of use was not required as the camping use for groups of school children would remain ancillary to the use of the site as an outdoor education facility. If the campsite was to be opened for public use, then a change of use would be required.

## **7. Safeguarding**

Whilst there may be some commercial opportunities to consider for the site, we must also be mindful that the centre is used by school children and that safeguarding is of paramount importance and a legal duty of the Council.

Having reviewed this issue in detail and having considered the likely risks, there is a clear incompatibility between these two user groups. As such, it was recommended that no commercial activities should be carried out on the site involving visiting members of the public whilst the centre is being used by pupils. This therefore potentially limits the opportunity for commercial activities to school holiday periods only which may not be financially viable or attractive from an operator standpoint.

## 8. Risks

An overview of the centre has identified the following high-level risks to the Authority:

- **Financial:** *Having regard to the level of investment required in the centre balanced against the Council's current financial position, High Borrans presents a significant cost pressure and risk to the authority. If investment is deferred, costs will inevitably increase creating a greater pressure in future years which the Council may not be able to meet.*
- **Reputational:** *Given that the Council are operating in a commercial marketplace with competing offers from other providers, it is essential that our offer remains attractive and competitive. Should the offer fall below visitor expectations, then this will inevitably impact on the Council's reputation as a service provider.*
- **Reputational:** *If the Council is unable to invest in the centre at the levels required then it is reasonable to assume that the fabric of the centre will deteriorate over time. If the condition and appearance of the centre are poor, then this may raise issues with the National Park Authority. This would especially be the case if the building became vacant at any point as this would likely accelerate any decline.*
- **Legal & Reputational:** *The Council will need to consider carefully how it meets its obligations under the 1944 Education Act with regards to providing an outdoor education experience to its children.*

## 9. Conclusions and Next Steps

It is evident that High Borrans, whilst having served the Borough well over the years, is now in need of significant levels of investment if it is going to continue to operate within this marketplace.

Given the levels of investment required, balanced against falling demand, increased competition in a crowded marketplace (where the private sector is clearly struggling to compete), it may be that the Council needs to consider whether this is a commercial market in which we want to, or are able to, compete.

Moreover, the investment required into the facility, both to address immediate maintenance issues as well as longer term investment, is significant and will need to be balanced against other competing investment priorities within the Council's estate of land and buildings.

This includes Wallsend Hall, a Grade II listed building which is currently vacant, in a poor condition and likely to require significant levels of public investment even if a private sector partner is identified to take forward the building. There is also a requirement for investment in St Mary's Lighthouse to address the visitor offer and condition of the buildings as well as ongoing issues associated with a raft of other Council assets including our industrial estate and school buildings.

In terms of next steps, the following is proposed for consideration:

- Convene a meeting /workshop with either Tyne and Wear Authorities or Combined Authority LA's to discuss how they are addressing similar issues and whether there is the opportunity for any joint working i.e. opportunities around a single regional offer which would meet demand and provide a financially sustainable operating model
- Officers engage in exploratory discussions with The Lake District National Park (as Local Planning Authority) to explore opportunities for alternative or additional uses for the site.
- Review the emerging full structural survey of the building which will provide a detailed understanding of the level and timing of investment required in the centre.
- Seek advice from National Park as Local Planning Authority on the appropriateness of alternative uses for the buildings and site

in order to fully understand its commercial value and scale of opportunity to the market.

- Subject to the above, undertake some soft market testing through third party agent based in the lake District National Park to assess if there is any commercial demand / market interest. (They will know the local market and potential developers and operators).

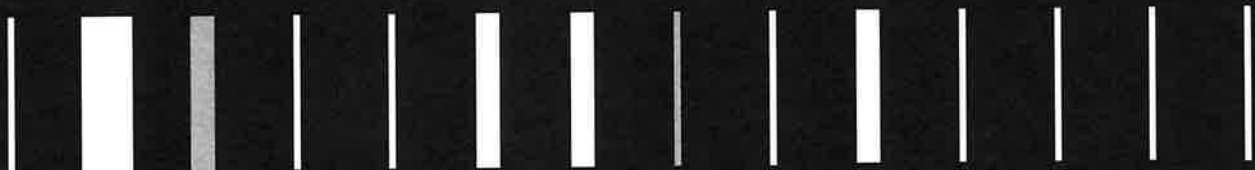
### **Location Plans and Buildings**

A site plan is shown below:



*The main Building and associated Coach house*





Capita



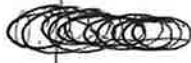
## High Borrans Activity Centre

Windermere, Cumbria, LA23 1JS

### Building Condition Assessment

Building Fabric, Mechanical and Electrical Services

# Quality Management

|                |                                                                                                |                      |                                                                                       |
|----------------|------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|
| Job No.        | E1-0011682                                                                                     |                      |                                                                                       |
| Project        | North Tyneside Council Condition Surveys                                                       |                      |                                                                                       |
| Location       | High Borrans Activity Centre, Windermere, Cumbria, LA23 1JS                                    |                      |                                                                                       |
| Title          | NTC Building Condition Assessments – 2024-25                                                   |                      |                                                                                       |
| Document Ref.  | -                                                                                              | Issue Revision:      | 2                                                                                     |
| File reference | W:\North Tyneside Projects\E1-0011682 - NTC Condition Surveys 2024-25\BS03 Delivery\02 Reports |                      |                                                                                       |
| Date           | 16/10/2024                                                                                     |                      |                                                                                       |
| Prepared by    |               | Signature (for file) |     |
| Checked by     |              | Signature (for file) |    |
| Authorised by  |             | Signature (for file) |  |

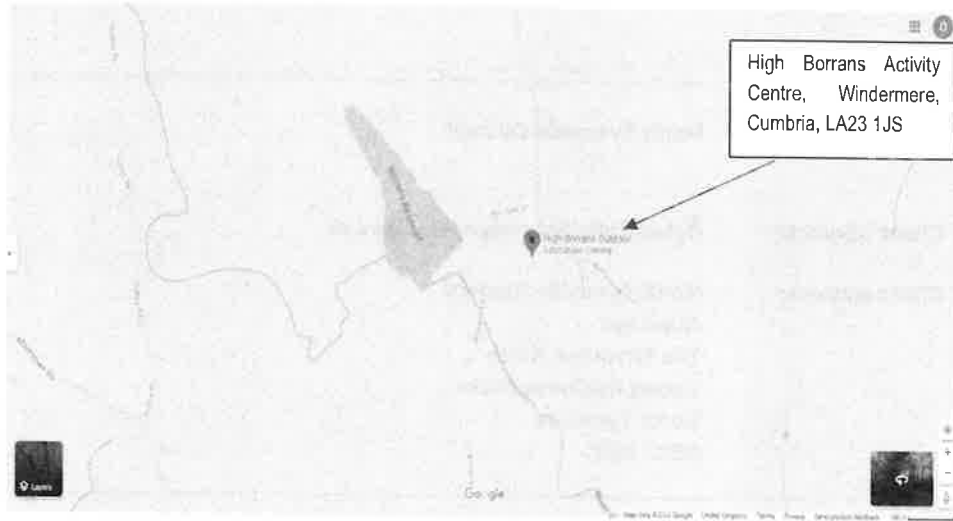
# Preambles

|                        |                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Client:</b>         | <b>North Tyneside Council</b>                                                                                                |
| <b>Client Contact:</b> | <b>Dylan.Kelly@northtyneside.gov.uk</b>                                                                                      |
| <b>Client address:</b> | <b>North Tyneside Council<br/>Quadrant<br/>The Silverlink North<br/>Cobalt Business Park<br/>North Tyneside<br/>NE27 0BY</b> |

## Property Identification



## Location



# Executive summary

This Executive Summary highlights only the main findings of this Report. The Report and appendices should be read in full for a detailed understanding of the findings and related recommendations.

A risk rating is allocated to each comment (see below). The application of this rating is intended only as a guide to allow a further review by the Client who should consider this in relation to their own priorities and future intentions for the building.

|  |                                                              |
|--|--------------------------------------------------------------|
|  | Extreme – immediate action required                          |
|  | High – early consideration and action required               |
|  | Moderate – action plan required                              |
|  | Low – management by routine procedures or no action required |

## The Property & Locality

High Borrans Activity Centre is a large country house located in a rural area, close to Windermere. Access is gained via a private road, Borrans Lane. The two-storey house comprises of staff rooms, offices, bedrooms to accommodate 7 staff and 48 children, bathrooms, kitchen and dining hall, lounge areas and storerooms, including drying rooms and equipment stores.

## Property Description

High Borrans Activity Centre is of early cavity wall construction, with render finished external walls and surmounted by a slate covered hip and valley roof. Rainwater is discharged from the roof via a combination of PVCu and cast-iron gutters and downpipes, feeding into ground level gullies. External fenestration comprises of both PVCu framed doubled glazed and aged timber framed units.

The main findings identified by Capita are summarised below:

## External

|  |                                                                                                                    |
|--|--------------------------------------------------------------------------------------------------------------------|
|  | 2Nr vertical cracks approx. 5mm width with slight displacement of render finish to chimney at RHS front elevation. |
|  | Several instances of paving slabs being loose/displaced underfoot, potential trip hazard.                          |

## Internal

|  |                                                                                                                         |
|--|-------------------------------------------------------------------------------------------------------------------------|
|  | Mould growth noted within Grasmere bedroom, porch, 029 Laundry room, drying room and to most WCs and showers.           |
|  | Mould & damp affected plaster behind WC & to LHS of external doors in G27 equipment store and to front corner of porch. |
|  | High damp meter readings to ceiling at underside of stairs adjacent to G14, no source of damp was confirmed on site.    |
|  | Active water ingress within orangery - no access to roof to source cause of water ingress.                              |

## Services

|  |                                                                                                                                                                                                           |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Mould growth indicative of condensation where aged extract fans are present.                                                                                                                              |
|  | Emergency lighting to ceilings throughout had no LED indicator light present.                                                                                                                             |
|  | Documents of an electrical test were not available for our viewing.                                                                                                                                       |
|  | No fire alarm, emergency lighting or fire roller shutter test certificates were available for our viewing. The LED indicators were not present to emergency lights.                                       |
|  | Guarantees or service books were not available for our viewing, although the site contact reported the boiler had been recently serviced. Stickers on the 2Nr DB boards suggested a test is overdue.      |
|  | The water supply is not mains fed. Site contact reported partial replacement of corroded pipework for PVC. Leaks from corroded pipework is causing frequent pressure drops and concern over water supply. |

**Estimated Budget Costs**

|          | Immediate     | Short Term     | Medium Term     | Long Term     |
|----------|---------------|----------------|-----------------|---------------|
| Fabric   | <b>£3,335</b> | <b>£46,425</b> | <b>£171,155</b> | -             |
| Services | <b>£4,210</b> | <b>£600</b>    | <b>£55,600</b>  | <b>£3,350</b> |
| Total    | <b>£7,545</b> | <b>£47,025</b> | <b>£226,755</b> | <b>£3,350</b> |

**Recommendations & Next Steps**

It is recommended that the highlighted programme of repairs are undertaken and that the further due diligence investigations suggested are undertaken.

Copies of all tests, servicing and compliance certificates for the mechanical and electrical services and structure should be obtained.

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|     |                        |    |
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# 1 Introduction

## 1.1 Instructions and brief

Capita were commissioned by North Tyneside Council (the client) to undertake a Building Condition Assessment of High Borrans Activity Centre, Windermere, Cumbria, LA23 1JS.

Our survey and report are intended to record the prevailing condition of the property. The survey was of the visible parts of the property only, no intrusive or specialist investigations have been carried out, inaccessible areas such as ceiling, wall and floor voids were not inspected, unless stated otherwise. External areas were inspected from ground level only.

We have made limited mention of the cosmetic condition of decorative finishes and any record of the M&E Services is from a building surveyor's perspective. No services were tested during the inspection.

The survey was conducted by Alex Devine, BSC (Hons) & Olivia Foster, Apprentice Building Surveyor.

The inspection was non-intrusive in nature with no opening up or specialist testing undertaken. Where required these are recommended within this report.

The building was occupied by staff only at the time of our inspection.

## 1.2 Site Inspection

| Inspecting personnel:                       | Inspection date: | Weather conditions: |
|---------------------------------------------|------------------|---------------------|
| Olivia Foster, Apprentice Building Surveyor | 16/10/2024       | Heavy Rain          |
| Alex Devine, Building Surveyor, BSC (Hons)  |                  |                     |

## 1.3 Terminology

Within this Report we have assumed that the front elevation contains the principal entrance and faces due South and all other compass references assume this orientation. The descriptions "left" and "right" are given as if facing the element in question. The time periods immediate, short term, medium term and long term mean the following:

- Immediate: within one year.
- Short Term: within years two or three.
- Medium Term: within years four to six.
- Long Term: within years seven to fifteen (proposed lease expiry).

#### 1.4 Areas not inspected or limited access

The floor plan attached to the photographic schedule within Appendix 1 marks, in orange, areas that were not accessible at the time of inspection.

#### 1.5 Third Party Liability

This report has been prepared for the benefit of **North Tyneside Council** (the client) and is confidential to that party. The report must not be disclosed to or relied on for the benefit of any third-party individuals or organisations without prior written consent and no liability can be accepted where disclosure without such consent is made.

## 2 Property description

### 2.1 Generally

|                                               |                                                                                                                                                                                         |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Full postal address</b>                    | High Borrans Activity Centre, Windermere, Cumbria, LA23 1JS.                                                                                                                            |
| <b>Property type</b>                          | Solid wall construction with render finished elevations.                                                                                                                                |
| <b>Nature of property</b>                     | Outdoor education and activity centre.                                                                                                                                                  |
| <b>Location</b>                               | Located in a hilly, rural area close to Windermere in the Lake District.                                                                                                                |
| <b>Access and parking</b>                     | Access is <b>gained</b> via a private road – <b>Borrans Lane</b> . There are no marked car parking spaces, but there is space at the front elevation to park approximately 10 vehicles. |
| <b>Approximate age</b>                        | Circa 1880s.                                                                                                                                                                            |
| <b>Number of floors</b>                       | 2 storey, plus small basement and boiler room.                                                                                                                                          |
| <b>Approximate area</b>                       | Approx. 1,620m <sup>2</sup> .                                                                                                                                                           |
| <b>Listed status and/or Conservation Area</b> | The activity centre is not listed but is located within a world heritage site – The Lake District National Park.                                                                        |
| <b>Tenure</b>                                 | Not known.                                                                                                                                                                              |

### 2.2 Main structure

|                         |                                                                                                                        |
|-------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Foundation type</b>  | Not known.                                                                                                             |
| <b>Structural type</b>  | Solid wall construction with render finished elevations                                                                |
| <b>Roof structures</b>  | Assumed traditional cut roof structure with slate tile covering                                                        |
| <b>Floor structures</b> | Predominantly suspended timber floor with a section of block and beam as a result of an extension to the original site |

### 2.3 External fabric

|                        |                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roof coverings</b>  | Slate covered hip and valley roof, with finial details, lead flashing and angled hip and ridge tiles. Conservatory finished with polycarbonate sheeting. |
| <b>Stacks/Flues</b>    | Approx. 9 chimney stacks. Boiler flues present.                                                                                                          |
| <b>Rainwater goods</b> | Rainwater is collected by a combination of PVCu and cast-iron downpipes and half-round gutters into trapped gullies.                                     |

|                                |                                                                                                                       |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Walls</b>                   | External walls are of painted render finish, with one small section of painted timber cladding to the equipment store |
| <b>Windows</b>                 | Predominantly PVCu double glazed units, installed approx. 2022. Few aged timber units remain.                         |
| <b>Doors</b>                   | A combination of recently installed PVCu units and painted timber doors and frames.                                   |
| <b>Other external features</b> | Timber canopy to LHS of front elevation.                                                                              |
| <b>External decorations</b>    | Painted timber soffits, fascia's and barge boards are in poor condition.                                              |

## 2.4 Internal fabric

|                                      |                                                                                                                                                                            |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roof voids</b>                    | Not accessed                                                                                                                                                               |
| <b>Internal walls and partitions</b> | Combination of masonry partitions and plasterboard finished stud partitions throughout with skim finish and painted or woodchip decoration.                                |
| <b>Ceilings</b>                      | Painted plaster finish throughout.                                                                                                                                         |
| <b>Floor finishes</b>                | A combination of tile, wood, safety flooring and carpet.                                                                                                                   |
| <b>Raised access floors</b>          | None.                                                                                                                                                                      |
| <b>Internal doors</b>                | Painted or varnished timber doorsets installed into painted timber frames, several with clear glazing panels and aluminium hardware. Overhead door closers to few doors.   |
| <b>Staircases</b>                    | Internal staircases with timber handrails, nosing treads and carpet finish.                                                                                                |
| <b>Sanitary fittings</b>             | Ceramic WCs and handwash basins. All WCs with hand wash and drying facilities.                                                                                             |
| <b>Staff welfare facilities</b>      | Staff room and offices for High Borrans staff. Kitchenette facilities within dining hall for visiting staff accompanying children as well as staff bedrooms and en-suites. |
| <b>Fire compartmentation</b>         | A fire compartmentation plan was not available to us during our inspection.                                                                                                |
| <b>Internal decorations</b>          | A mix of PVC flexible skirting and decorated timber skirting with painted timber window cills.                                                                             |

## 2.5 External areas, outbuildings, and boundaries

|                                               |                                                                                                                                                     |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Nature of the site and means of access</b> | The site is an outdoor education centre hosting short residential trips for children. Access is via Borrans Lane which is a private road.           |
| <b>Car parking</b>                            | There are no marked bays on site, but the recently renewed asphalt concrete allows for parking of approximately 10 vehicles at the front elevation. |
| <b>Service areas</b>                          | There are no marked, dedicated service areas.                                                                                                       |
| <b>Pedestrian pathways</b>                    | Stone paving slabs to the perimeter of the building.                                                                                                |
| <b>Landscaping</b>                            | Combination of soft and hard landscaping.                                                                                                           |
| <b>Outbuildings</b>                           | There is a timber shed to the front elevation housing a generator.                                                                                  |
| <b>Boundaries</b>                             | Natural boundaries in the form of bushes and hedges encircle the site.                                                                              |

## 2.6 Services installations

|                                            |                                                                                                                                                                                                                                          |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heating, cooling and ventilation</b>    | 2Nr free-standing Ferrol boilers within the Boiler Room. Combination of electric wall mounted radiators and gas radiators. Mechanical ventilation provided to WCs and shower areas. Natural means of cooling through opening of windows. |
| <b>Hot &amp; Cold Water</b>                | Water is not mains fed and is provided by a self-managed nearby reservoir. Electric showers were noted and an indirect hot water cylinder is located within the Boiler Room.                                                             |
| <b>Electrical supply and distribution</b>  | Single phase mains electrical supply is from the national grid to a consumer unit, with internal 240V power and lighting circuits.                                                                                                       |
| <b>Lighting</b>                            | Predominantly fluorescent lighting with few replacement LED lights present, in the form of pendant lights and ceiling mounted strip lights.                                                                                              |
| <b>Emergency Lighting</b>                  | Ceiling mounted emergency lighting noted throughout however many did not have the green LED indicator present; emergency lighting was not tested while on site.                                                                          |
| <b>Small power</b>                         | 230V. Sockets for small power items are located at mid and low height throughout.                                                                                                                                                        |
| <b>Fire alarm</b>                          | Smoke detectors and sounders installed to ceilings throughout. Manual call points located throughout to walls at mid-level.                                                                                                              |
| <b>Communications and Security Systems</b> | Call point access to principal entrance. Motion sensor security light above principal entrance door.                                                                                                                                     |
| <b>Fire fighting</b>                       | Foam and carbon dioxide extinguishers noted throughout. Within the kitchen, fire blankets were provided.                                                                                                                                 |
| <b>Lightning protection</b>                | Not present                                                                                                                                                                                                                              |

|                                 |                                                                    |
|---------------------------------|--------------------------------------------------------------------|
| <b>Lifts</b>                    | Not present                                                        |
| <b>Drainage - foul</b>          | Not connected to mains sewer, discharged into on-site septic tank. |
| <b>Drainage - surface water</b> | Not connected to mains sewer, discharged into on-site septic tank. |

### 3 Property condition

This section of the Report provides comments on the concerns noted upon the inspection. Images referred to within this section can be found within the appendices.

A risk rating is allocated to each comment (see below). The application of this rating is intended only as a guide to allow a further review by the Client who should consider this in relation to their own priorities and future intentions for the building.

|  |                                                              |
|--|--------------------------------------------------------------|
|  | Extreme – immediate action required                          |
|  | High – early consideration and action required               |
|  | Moderate – action plan required                              |
|  | Low – management by routine procedures or no action required |

#### 3.1 Structural condition

|  | Finding                                                        | Recommendation      | Photo |
|--|----------------------------------------------------------------|---------------------|-------|
|  | The building was deemed to be in a sound structural condition. | No action required. | N/A   |

#### 3.2 External fabric condition

|  | Finding                                                                                                                                                  | Recommendation                                                                                                                              | Photo         |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|  | 2Nr cracks approx. 5mm width to chimney at RHS front elevation has 2Nr cracks. The area is currently cordoned off by staff in the event the render falls | Hack away render finish and inspect integrity of chimney. Undertake repairs as necessary and then reinstate render finish to match existing | 006, 007      |
|  | Vegetation growth to few chimney stacks                                                                                                                  | Remove vegetation and rake out and re-point stack where required                                                                            | -             |
|  | Section loss to decorative timber soffit detail at front elevation                                                                                       | Take down existing soffits and fascias, replace with new, including decoration                                                              | 035           |
|  | Staining, algae and moss growth to render finish to sections of render throughout                                                                        | Remove moss with stiff brush, clean algae with suitable biocide and redecorate to match existing                                            | 008, 014, 033 |
|  | Painted timber fascias, soffits and barge boards are in poor decorative condition throughout, approx. 190m linear length                                 | Take down existing soffits and fascias, replace with new, including decoration                                                              | 017, 031, 034 |