

<b>SUBJECT:</b>	<i>Chiltern Leisure Centre Capital Programme 2016-2017</i>
<b>REPORT OF:</b>	<i>Councillor Graham Harris – Cabinet Member for Community, Health &amp; Housing</i>
<b>RESPONSIBLE OFFICER</b>	<i>Martin Holt</i>
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<b>WARD/S AFFECTED</b>	<i>All</i>

## 1. Purpose of Report

To consider the Leisure Centre capital structural repair programme for 2016/17.

### RECOMMENDATION

- 1.1 That Members note expenditure of £377,000 from the 2016/17 Capital budget to undertake the necessary repairs to the three Leisure Centres.

## 2 Executive Summary

- 2.1 The scheduling of Chiltern's leisure centre capital works programme is informed by a structural, mechanical and electrical survey undertaken every 5 years. This report details works to be completed in 2016/2017 along with works carried forward from the previous year (2015/2016).
- 2.2 This report informs members of the programme of works detailed in Appendix 1 to be undertaken in 2016/17.
- 2.3 GLL is responsible for the repair and renewal of all internal maintenance of the centres and invests £145k/year. The phasing of works is undertaken in partnership with the Council capital programme so as to effectively plan, prioritise and implement the repairs.

## 3 Reasons for Recommendations

- 3.1 The leisure centres play a significant role in supporting an active and healthy population across all ages with the three centres attracting over 900,000 customer visits in 2015/16.

- 3.2 Providing high quality leisure facilities is a clearly identified priority of centre users and the ageing plant and equipment across all three centres presents a significant challenge to meet customer expectations.
- 3.3 The responsibility of the Council is to ensure the safety of the building structures whilst GLL ensures the operational integrity of the services.

#### **4 Content of Report**

- 4.1 The leisure contract requires that the Council undertake a full structural, mechanical and electrical survey of its leisure centres (Chiltern Pools, Chalfont Leisure Centre and Chesham Leisure Centre) every five years. The most recent survey was undertaken in April 2015 and helps support the Council:
- I. prioritise the structural and refurbishment works at each centre for the next five years
  - II. effectively plan the Capital budget for the prioritised repairs and maintenance work
  - III. facilitate the joint planning of works and minimise disruption to customers
- 4.2 The 2015 survey confirmed that both Chesham and Chalfont leisure centres are structurally sound, but still have a number of defects relating to roof repairs, replacement of sports hall flooring and mechanical and electrical works.
- 4.3 The majority of the future capital expenditure at both centres relates to mechanical and electrical equipment, which is the responsibility of the existing operator, Greenwich Leisure Limited (GLL).
- 4.4 The Chiltern District Council Leisure Capital Programme 2016/17 is detailed in Appendix 1, and includes roof repairs, repairs to external fire doors, and a further corrosion investigation in the main pool area of Chesham Leisure Centre to ensure the integrity of the air handling system.
- 4.5 At Chiltern Pools, the survey concluded that the overall structural condition of the centre be classified as '**poor**', with the consultant's report highlighting a range of defects across centre, including the roof, ceiling structure and potentially the curtain walling within the main pool area.
- 4.6 Concerns were raised in relation to the integrity of the pool hall ceiling tiles and the residual asbestos material. Remedial measures and surveys undertaken by GLL have reduced the risks associated and are no longer considered a priority.

4.7 Further investigations are required to assess potential solutions to the risk of failure of the external curtain walling of the main pool at Chiltern Pools. This may influence the long term investment opportunities for the pool.

4.8 The Chiltern District Council Leisure Capital Programme 2016/17 is detailed in Appendix 1.

### **Combined Capital Work Programme Costs 2016/2017**

<b>Leisure Centre</b>	<b>Cost of Capital Works</b>
Chesham Leisure Centre	£229.5k
Chalfont Leisure Centre	£102k
Chiltern Pools Leisure Centre	£45.5k
<b>Total Costs</b>	<b>£377k</b>

## **5 Options**

5.1 Not undertake or delay the proposed works which potentially could result in additional costs to the Council and the risk of the leisure centres operating ineffectively and inefficiently.

5.2 Undertake the works as detailed in Appendix 1 to enable Chiltern's leisure centres to operate safely and effectively.

## **6 Corporate Implications**

6.1 Financial - The proposals for £377k expenditure are within current budgetary provision identified in the Councils Capital programme which has an allocation of £386K expenditure in relation to the Council's Leisure Centres.

6.2 Environmental - Investment in the centres will reduce the Council's carbon emissions and the future operating costs.

6.3 Equalities - The Council's leisure centres attract over 900,000 annual visits which include a diverse range of users. Initiatives to facilitate this include the delivery of ladies only swimming, reduced charges for older and younger people, targeted activities to maximise uptake by members of all communities, a range of diversionary activities to reduce anti-social behaviour and the delivery of the exercise rehabilitation schemes for those suffering long term medical conditions. The centres have also improved building access, extended the range of activities for disabled users including adapted fitness studio equipment, climbing wall equipment and sensory play area.

## **7 Links to Council Objectives**

*Work towards safer and healthier local communities*

Promote healthier communities

- Plan our leisure provision for the future

*Strive to conserve the environment and promote sustainability*

- Promote energy efficiency and encourage the reduction of carbon emissions

*Provide best value for money services*

- Make the best use of all our assets

## **8 Next Step**

In partnership with GLL implement a planned programme of works detailed in Tables Appendix 1.

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