

The Vale of Glamorgan Council

Cabinet Meeting: 26 September, 2016

Report of the Cabinet Member for Visible, Leisure and Regulatory Services

Leisure Centre Improvement Works

Purpose of the Report

1. To seek the agreement of Cabinet to fund works to replace the main hall floor at Barry Leisure Centre and to upgrade the changing rooms at Penarth and Barry Leisure Centres.

Recommendations

1. That Cabinet agree to the necessary works being undertaken to replace the main hall floor at Barry Leisure Centre and to upgrade the changing rooms at both Barry and Penarth Leisure Centres.
2. That Cabinet delegate to the Director of Environment and Housing in consultation with the Cabinet Member for Housing and Social Care and Health, to prepare and issue tender documentation in order to procure the required works at the Leisure Centres.
3. That Cabinet delegate to the Director of Environment and Housing in consultation with the Cabinet Member for Housing and Social Care and Health to accept and tender to undertake the work and authorise the Head of Legal Services to execute a contract with the successful bidder.
4. That Council be requested to agree an amendment to the Capital Programme of £1,912,000 to fund the Leisure Centre Improvement works, which will be funded from the Council's Building Fund.
5. That Cabinet authorises the use of article 14.14 of the Council's Constitution (urgent decision procedure) in respect to recommendations 1 and 2 above.

Reasons for the Recommendations

1. To obtain the necessary authority to progress the works.
2. To assist the prompt progression of the works.
3. To assist the prompt progression of the works.

4. To arrange the appropriate amendment to the Capital Programme required due to the value of the works.
5. To meet the timescale for the Council meeting to be held on 28 September, 2016.

Background

2. The wet and dry changing facilities at Penarth Leisure Centre and the wet facilities at Barry Leisure Centre are in a poor condition and have not been upgraded since the Centres were first opened. During recent customer surveys carried out by both the Council and Legacy Leisure, the Council's leisure management partner, the quality of these facilities has been the major point of criticism and the most widely cited as to reason of why potential customers do not use the centres. The dry changing facilities in Barry were opened in 1998 and were refurbished in 2012, and therefore do not require upgrading at this time.
3. The sports hall floor in Barry Leisure Centre is original to the centre and has been properly maintained. It is now however in need of replacement as it is badly worn in several areas and is structurally weak.
4. The responsibility for replacing / upgrading these facilities under the 2012 Leisure Management contract is the Council's whilst the day to day maintenance remains the responsibility of Legacy Leisure. Legacy Leisure will also have a duty to ensure that facilities are in the same condition at the end of the contract as they were at the commencement of the contract. This duty would be extended to include the proposed improvements detailed in this report.

Relevant Issues and Options

5. Extensive plans have been drawn up to replace the wet changing facilities in Barry and Penarth Leisure Centres with new wet side changing villages that are fully compliant with current legislation. The changing village concept is fully adaptable for all existing and potential customers. The changing rooms will still provide some segregation opportunities for males and females but the majority of provision will be single use cubicles that can be used by any sex. The changing village also provides the flexibility to become fully one sex for activities such as the popular women only sessions in Barry.
6. The scale of the proposed changing room schemes are extensive and include replacement of air handling equipment, excavation works for new drainage, a full retiling of the area, new fixtures and fittings etc.
7. The wet and dry changing facilities at Penarth will be actioned separately to enable the Centre to remain open during works. This does add to the cost and does cause some logistical challenges but has less of an impact on the customer. The work required in Barry to replace the wet facilities may also be phased to enable access to the pool at all times.
8. The floor replacement will require the closure of the Sports Hall for a short period of time. This is likely to include some night working to reduce the closure period.
9. As the works will benefit Legacy Leisure in attracting new customers once complete, it has been agreed that there will be no claim for loss of income during the works.
10. The Council's contract with Legacy Leisure expires in 2022, though there is provision in this contract for an extension of up to 5 years. Officers are currently in discussions with Legacy Leisure with a view to potentially agreeing such an extension now,

securing high quality indoor leisure provision up until 2027. These discussions also involve a number of potential variations to the current contract arrangements aimed at improving leisure services in general. These matters will be the subject of a further report to Cabinet later in this calendar year.

Resource Implications (Financial and Employment)

11. The estimated cost of the wet changing room works in Barry Leisure Centre is £640,000. At Penarth Leisure Centre the dry changing room upgrading is estimated at £296,000 with the wet changing facilities estimated at £726,000. Replacement of the main hall floor in Barry is estimated at £200,000. An additional £50,000 has been added as a contingency sum for the schemes giving a total of £1,912,000.
12. Funding for these projects will come from the Council Buildings Fund.

Sustainability and Climate Change Implications

13. The Proposed works in the changing rooms will incorporate energy saving technology where appropriate.

Legal Implications (to Include Human Rights Implications)

14. The upgrading of the changing room areas and replacement of the floors is the responsibility of the Council under the terms of the contract and leases.

Crime and Disorder Implications

15. The provision of quality leisure facilities will serve to reduce crime in the area and provide security for the facility.

Equal Opportunities Implications (to include Welsh Language issues)

16. The Leisure management contract includes significant clauses ensuring that the contractor is fully compliant with the Council's equal opportunity policies.

Corporate/Service Objectives

17. This report is consistent with the following Corporate and Service Objectives of the Council:

Wellbeing Outcome 4: Active and Healthy Vale.

Objective 7: Encouraging and promoting active and healthy lifestyles: Work in partnership to deliver a range of activities through our leisure and community facilities and parks to increase levels of participation and physical activity.

Policy Framework and Budget

18. The amendment to the Capital Programme is a matter for Council.

Consultation (including Ward Member Consultation)

19. No Ward Member consultation has taken place in relation to this report as the Council's Leisure Centres have County wide significance.

Relevant Scrutiny Committee

20. Environment and Regeneration.

Background Papers

None

Contact Officer

David Knevett - Operational Manager, Leisure and Tourism.

Officers Consulted

Financial Accountant - Visible Services
Operational Manager - Accountancy
Committee Reports
Head of Visible Services and Transport
Operational Manager - Property

Responsible Officer:

Miles Punter, Director of Environment and Housing Services