

5 April 2017		ITEM: 20 (Decision 01104425)
Cabinet		
Procurement of Essential Capital Repairs to Belhus Swimming Pool		
Report of: Councillor Sue MacPherson, Cabinet Member for Neighbourhoods		
Wards and communities affected: All	Key Decision: Yes	
Report of: Grant Greatrex, Sports & Leisure Policy & Development Manager		
Accountable Head of Service: Julie Rogers, Head of Environment		
Accountable Director: Steve Cox, Corporate Director Environment and Place		
This report is Public		

Executive Summary

Belhus Park Swimming Pool is part of a leisure complex at Belhus that is run by Impulse Leisure in buildings that are leased from Thurrock Council. The council has obligations under the lease agreement to maintain the fabric of the building, Impulse Leisure is responsible for day to day maintenance. Condition surveys undertaken for the council confirms the swimming pool is in a poor state of repair which requires the council as landlord to carry out significant essential repairs. The survey recommends that works are undertaken to the roof, heating, ventilation and filtration system. Failure to carry out these works could result in an unplanned closure of the swimming pool. Funding has been approved within the capital programme for 2017/18 and 2018/19 to carry out these works, subject to a costed business case. This paper sets out the details, justification and proposals for expenditure.

1. Cabinet is recommended to:

- 1.1 Approve delegated authority being given to the Corporate Director of Environment and Place, in consultation with the Portfolio Holder for Neighbourhoods, to tender and award works up to a value £1.8m subject to a full tendering and procurement process.**

2. Introduction and Background

- 2.1 The council owns three Leisure Centres which are located to serve the east of the Borough at Corringham, the west area at Belhus Park and a central location at Blackshots.
- 2.2 The buildings are leased to Impulse Leisure who are responsible for operating and managing them. The terms of the lease are as follows:
- The Lease Agreement which commenced on 10th January 2000, is for 30 years and identifies the landlord and tenant responsibilities broadly as:
 - Tenant (Impulse Leisure) - internal repairs and maintenance;
 - Landlord (Thurrock Council) - to keep in good and tenable repair. This includes the responsibility for major capital works such as roofs and the replacement of plant and machinery.
- 2.3 Condition surveys carried out on behalf of the council in respect of the fabric and structure, mechanical services and roof beams show that the undertaking of urgent Capital works to the pool roof, heating; ventilation, mechanical and electrical equipment is now required at Belhus swimming pool.
- 2.4 The works which are similar to those that were carried out at Corringham Swimming pool in 2012 (built at the same time and is of the same design) are expected to take around 22 weeks from the award of the contract to complete. The remainder of the leisure centre will remain open during this period.
- 2.5 The tenant, Impulse Leisure, invested approximately £650,000 during 2015/2016 in improvements to the health and fitness facilities and disabled swimming changing and toilet facilities. In addition, approximately £200,000 of improvements works were made in 2016/2017 which include new customer friendly reception and circulation areas as well as additional new fitness equipment.

3.0 Issues and Options

Sports Strategic Context

- 3.1 The Council is currently working with Sport England on developing a longer term sports facilities strategy. This work will take account of current supply and demand and future growth. This strategy will inform the Local Plan.
- 3.2 Despite the swimming pool being in a poor condition, Belhus Leisure Centre remains a well-used facility, with approximately 150,000 visits per year. The table below shows exact attendance figures for the last three years. There is a reduction in overall swimming for 2015/16, which could be attributable to the condition of the pool.

	Total Leisure Centre		Casual Swimming	Swimming Lessons	Total Swimming
13/14	153,077		63,551	21,030	84,581
14/15	157,234		63,545	22,391	85,936
15/16	146,054		47,743	23,380	71,123

- 3.3 If the essential works do not go ahead, the swimming pool will very likely need to close in 2017. The remaining facilities at the centre i.e. fitness, golf and sports pitches could, with the agreement of the tenant, remain open however some works to support the existing roof would be required and the heating, ventilation and electrical works would still be required to serve dry areas.

Essential Works Required.

- 3.4 A building survey carried out in 2012 identified structural issues with the roof support beams and failing of roof covering at Belhus swimming pool. Since this time, works have been on hold whilst discussions with Impulse Leisure have been held. However, further surveys undertaken in 2016 conclude that repairs are now required.
- 3.5 The council commissioned specialist professional services in 2016 to develop the technical specification and designs, for the required works. Various options were explored to keep costs to a minimum, including overlaying the roof and repairing the roof support structures instead of replacement.
- 3.6 The essential works being considered are in relation to the pool roof, heating; ventilation, mechanical and electrical equipment

4. Reasons for Recommendation

- 4.1 As the landlord for Belhus Leisure Centre, the council has responsibility to keep the facility in good tenantable repair and is required to carry out works in a reasonable and timely manner.
- 4.2 This approach will enable the swimming facilities to remain open whilst: the longer term facilities strategy is developed; the corresponding feasibility work is undertaken and; the funding programme is developed.
- 4.3 Subject to final consideration of the business case and the outcome of discussions with the tenant, the final specification of the works will be confirmed, tendered and progressed as quickly as possible

5. Consultation (including Overview and Scrutiny, if applicable)

5.1 Not applicable.

6. Impact on corporate policies, priorities, performance and community impact

6.1 Refurbishment to keep the swimming pool open will impact in a positive way on the Corporate Priorities, specifically with regards to;

- ✓ Improving health and well-being

7. Implications

7.1 Financial

Implications verified by: **Carl Tomlinson,**
Finance Manager

A capital budget is included within the capital programme for 2017/18 and 2018/19 to fund these works through prudential borrowing. Members will be aware that there are revenue costs associated with borrowing and these have been built into the Medium Term Financial Strategy.

7.2 Legal

Implications verified by: **David Lawson**
Monitoring Officer

The lease contains a repairing obligation on the landlord (the council) that makes it clear that the council will repair the premises and keep the same in good and tenable repair except for minor repairs.

7.3 Diversity and Equality

Implications verified by: **Natalie Warren**
Community Development & Equalities Manger

Improvements to the swimming pool will have a positive effect on diversity and equality by ensuring future accessibility.

7.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

- There are no direct implications arising from this progress report.

8. Background papers used in preparing the report

- Building Condition Survey
- Mechanical Services Condition Survey

9. Appendices to the report

- None

Report Author:

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Sports & Leisure Policy & Development Manager

Environment