

# Report

**Subject** : Refurbishment of Sports & Leisure Facilities  
**Report to** : Community and Housing Overview and Scrutiny Panel  
**Date** : Wednesday 28 November 2007  
**Author** : Robin Townsend, Head of Community Initiatives  
**Cabinet Member for Community Initiatives:** Councillor Brian Dalton

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**1. Report Summary:**

1.1. To gain Cabinet's views regarding options to refurbish the Council's Leisure Facilities that it wishes Officers to incorporate in the corporate structural maintenance programme

**2. Background:**

- 2.1. On 10 October, the Cabinet approved a set of revised political priorities for the Council.
- 2.2. Work was progressing on these through the joint administration, prior to the announcement of the creation of the unitary Council for Wiltshire.
- 2.3. This report focuses on project 14, the refurbishment the Council's Leisure Centres which the Cabinet highlighted as a priority.

**3. Progress:**

- 3.1. A costed report outlining the capital investment required has been compiled (Appendix 1).
- 3.2. The programme of works has been divided into three categories and reflects the perceived difference in the nature of / requirement for the work.
  - Priority 1 works - specifically relate to 'refurbishment' work;
  - Priority 2 works - is work is perceived to mainly condition survey work
  - Priority 3 works - is work considered to be re-design as opposed to refurbishment.
- 3.3. Priority 2 is not an exhaustive list of condition survey work, and there will be a need both in this financial year and future years to replace major items of plant. Some items in this category are considered to be essential in terms of ensuring the continuation of service, an example would be the re-grouting and renewal of the expansion joints on the pool surround and tank at Durrington.
- 3.4. The proposals have been set out in a way that will enable members of the Cabinet to consider each item on its own merits.
- 3.5. The total cost of all the proposals totals £397,154 and includes a sum for specialist services, fees etc.



Awarded in:  
Housing Services  
Waste and Recycling Services



- 3.6. All works will be undertaken under the auspices of the Council's Housing Contract team and Officers have been mindful of the significant work that will also be needed to complete the refurbishment programme.
- 3.7. The costs associated with all works are based on full unrestricted access during contractors normal working hours. Any restrictions on working access is likely to have a significant impact on costings
- 3.8. Disability access issues associated with all three facilities will be considered in a corporate context and included a separate report that Legal and Property Services will be bringing to the Cabinet in the new year.
4. **Recommendations:**  
Cabinet agrees the refurbishment programme that it wishes Officers to incorporate in the corporate structural maintenance programme
5. **Background papers:**  
None
6. **Implications:**
  - 6.1. Financial: In accordance with best practice the Council has a rolling programme of structural maintenance included in the capital programme expenditure being assessed against criteria set out in the capital strategy. As investment needs are identified the programme is re-prioritised accordingly. The programme has already been set for a five year period and will be routinely reassessed and profiled as part of the annual budget setting process which is subject to full council approval.
  - 6.2. Legal: The Council as landowner is subject to various legal obligations for users of visitors to and staff employed in its facilities under the Occupiers Liability Acts, the Disability Discrimination Act and Health and Safety legislation.  
The Council is able to enter into contracts under the Local Government [Contracts] Act 1997. Any procurement must comply with the Council's contract standing orders and if applicable the European procurement regime. In the event that the value of any capital costs exceed £1M or, if treated as non capital costs, £100,000, or if the total value of all other similar costs backdated to 01.01.2007 exceed the respective financial thresholds the expenditure is potentially subject to control under the Local Government and Public Involvement in Health Act. Under the Act it is open to the Secretary of State to issue a direction that all controlled expenditure requires consent in the absence of which it would not be enforceable against any new Wiltshire authority.
  - 6.3. Personnel: None at this stage
  - 6.4. Community Safety: None at this stage
  - 6.5. Environmental: None at this stage
  - 6.6. Human Rights: None at this stage
  - 6.7. Ward(s) Affected: Potentially all within the SDC area.
  - 6.8. Core Values - Fairness & Equality, Progressive employer, Open Learning Council & Willing Partner, Communicating with the Public, Supporting the Disadvantaged, Excellent Service, Thriving Economy;
  - 6.9. Consultation – None at this Stage

		Priority 1	Priority 2	Priority 3
	<b>FIVE RIVERS</b>			
1	Dryside changing areas (including associated toilets and showers) to be completely gutted and refurbished. New fittings and fixtures. Replacement of tiles where required. Re-grouting and redecoration throughout	113,034.00		
2	Dryside toilet areas to be gutted and refitted. To include new basins, taps, floor covering, and a complete redecoration .	inc above		
3	Agreement to be put in place for the ongoing supply and maintenance of the lockers in the dryside and wetside changing areas. Sum is for builders work only	1,725.00		
4	General tidy up of all walls and doors from the area outside the crèche all the way down to the squash courts.	5,364.00		
5	Members changing areas and toilets to be redecorated.	3,209.00		
6	Members changing area showers to be gutted and refitted.	5,624.44		
7	Ceiling tiles around the building to be replaced as necessary.	460.00		
8	Main hall walls to be repainted.	6,253.75		
9	Main hall store floor in need of repair.		10,882.00	
10	Boarding which encloses the outside play area of crèche needs repainting.		575.00	
11	Squash courts to be repainted. And floors refurbished		16,870.00	
	<b>Durrington Pool</b>			
12	Male and female changing areas to be refurbished as per plan already in place	78,097.00		
13	Front reception area to be redecorated and re-carpeted.	5,918.00		
14	Re-grouting and renewal of expansion joints on pool surround and in the pool tank.	13,620.00		
15	Upstairs lounge to be opened up and redesigned to serve as a conference suite/dance studio (to include air conditioning). Separate small viewing area to be developed at the pool end of the room. Includes an estimate for DDA access.			47,313.00
16	Agreement to be put in place for the ongoing supply and maintenance of the lockers in the dryside and wetside changing areas. Sum is for builders work only	1,150.00		
	<b>Tisbury Sports Centre</b>			
17	External building surfaces to be treated and where required repaired.		21,999.00	
18	Upstairs areas to be redecorated.	5,702.39		
19	Front reception, toilets, changing areas, stairwell to be redecorated, toilets and showers to be refitted where required	20,000.00		
	<b>TOTALS</b>	<b>260,157.58</b>	<b>50,326.00</b>	<b>47,313.00</b>
	<b>Add Specialist services etc fees</b>	<b>28,617.33</b>	<b>5,535.86</b>	<b>5,204.43</b>
	<b>TOTALS BY PRIORITY</b>	<b>288,774.91</b>	<b>55,861.86</b>	<b>52,517.43</b>
	<b>GRAND TOTAL</b>	<b>397,154.20</b>		
	<b>NOTE</b>			
	<b>All works are based on a desk top study, if works proceed they will be subject to site survey and further budget analysis</b>			
	<b>All works are based on full unrestricted access during contractors normal working hours. Any restriction on working access will have a significant impact on costings</b>			