

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **LIFELONG LEARNING OVERVIEW & SCRUTINY COMMITTEE**

DATE: **THURSDAY, 26 FEBRUARY 2015**

REPORT BY: **CHIEF OFFICER ORGANISATIONAL CHANGE (IRB)**

SUBJECT: **LEISURE SERVICES ASSETS**

1.00 PURPOSE OF REPORT

To advise on the current position with the condition of leisure centres, and provide a series of principles for moving forward a range of actions in relation to the centres.

2.00 BACKGROUND

2.01 Flintshire County Council completes a rolling programme of building condition surveys which provide a systematic, uniform and objective basis for obtaining information on the state of its premises.

2.02 During 2013/14, Leisure Services commissioned FCC property services to under take Leisure Centre property condition surveys of the 10 Leisure Centres managed by Organisational Change 1 with a view to assessing the general condition of the structure.

2.03 The 10 Leisure Centres that Organisational Change 1 manages are as follow:-

- Deeside Leisure Centre (National Centre for Ice Sports)
- Jade Jones Pavilion Flint
- Holywell Leisure Centre
- Mold Leisure Centre
- Buckley Leisure Centre
- Connah's Quay Swimming Pool
- Connah's Quay Sports Centre
- Flint High School
- Hope Sports Centre
- Saltney Sports Centre

2.04 The surveys identify the work necessary to bring the premises up to a serviceable state of repair and to rectify breaches of legislation. Once in a serviceable state, only routine maintenance should be required, which can be carried out under a pre-planned programme.

- 2.05 The following priority grades have been used in the context of a five-year planning period:-

Priority 1

Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

Priority 2

Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.

Priority 3

Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

- 2.06 The scope of the survey was to assess the condition of the Leisure Centres and comprised a visual assessment of the condition of all exposed and accessible parts to identify significant defects and items of disrepair.
- 2.07 The service installations such as water supply and internal plumbing, electrical wiring and fittings, gas, heating and drainage was examined where visible, exposed and accessible and a general assessment was made on their type and condition.
- 2.08 Outbuildings, boundaries and external paving were inspected superficially only.
- 2.09 The survey uses a rating from A to D, A being Good, B Satisfactory, C Poor or D Bad.
- 2.10 Costs within the survey are based upon the Schedule of Rates as agreed with the Flintshire County Council property services and were valid as of 2013, these are budget figures and exclude both professional fees and VAT.

- 2.11 The most recent building condition surveys on the County Council's leisure facilities indicate the following requirements for work.

SITE	Priority 1	Priority 2	Priority 3	TOTAL MAINTENANCE REQUIREMENT
Deeside	£0	£892,453	£761,178	£1,653,631
Jade Jones	£0	£33,031	£165,555	£198,586
Holywell	£0	£260,254	£770,233	£1,030,487*
Mold	£0	£96,506	£69,558	£166,064
Buckley	£0	£62,668	£56,590	£119,258
CQ Pool	£0	£32,167	£85,871	£118,038
Flint High	£0	£33,204	£238,193	£271,397
Hope	£0	£62,783	£299,878	£362,661
CQ Sp. Centre	£0	£42,450	£296,082	£338,532
Saltney	£0	£94,472	£91,430	£185,902

- 2.12 The 2014/15 Repairs and Maintenance budget for each leisure centre is shown based on need, commercial impact, and size of building.

SITE	Budget
Deeside	£91,222
Jade Jones	£27,834
Holywell	£19,562
Mold	£15,144
Buckley	£12,823
CQ Pool	£12,753
Flint High	£150
Hope	£3,144
CQ Sp. Centre	£4,759
Saltney	£3,007

- 2.13 The current repairs and maintenance budget for each facility is sufficient to maintain and deal with day to day maintenance but does not address major capital replacements or refurbishment.

3.00 CONSIDERATIONS

- 3.01 The consultant's survey results provide Organisational Change 1 with a considerable evidence base to inform its maintenance work and developing principles to sustain leisure centre provision in the future. These principles are detailed at points 3.02-3.04.

- 3.02 The current maintenance budget means leisure centres can address minor maintenance requirements and carrying out some work related to priority 2 requirements. The budget does not enable all priority 2 works to be carried out or address priority 3 works.
- 3.03 As with other Council assets, bids will be made for additional corporate asset funding and capital programme works to prevent health and safety issues and major fabric deterioration, or improve energy efficiency, at the appropriate time. For example in 2014/15 more extensive works were required at Holywell Leisure Centre and Deeside Leisure Centre that gained additional funding in this way.
- 3.04 The Council is also progressing with a capital asset transfer programme and all leisure centres are on the community asset lists sent out to local communities. For example discussions are underway with communities in Connahs Quay and Holywell about the potential for a community asset transfer of these buildings. In such an instance the Council with any interested parties will need to consider jointly how best to address the maintenance requirements at the point of transfer. This could include the one or a combination of the following:
- Applications to funders by the leaseholder of the asset to refurbish the building, with the value of the asset being able to be used as the match funding required;
 - The establishment of a sinking fund at point of transfer, with a plan to increase the size of the sinking fund, to address future maintenance requirements;
 - Profit being made by the new leaseholder on the operation of the building that can then be used to carry out maintenance work or be put in the sinking fund for future requirements.
- 3.05 The key to this work is that good planning is done by the Council with any interested parties, to ensure the business model for how the facility is operated addresses the maintenance requirements.

4.00 RECOMMENDATIONS

- 4.01 That the committee note the approach to managing the condition of leisure assets.
- 4.02 That the committee comment on the key principles identified at 3.02-3.04 to sustain leisure centre provision in the future.

5.00 FINANCIAL IMPLICATIONS

Financial details are provided within the report showing the current allocation of maintenance budgets to leisure centres. The condition surveys identify the future maintenance requirements. The principles detailed at 3.02-3.04 show how these requirements will be addressed in the future.

6.00 ANTI POVERTY IMPACT

6.01 There are no direct poverty implications arising from this report.

7.00 ENVIRONMENTAL IMPACT

7.01 Condition surveys cover maintenance issues that may have an environmental impact if they are not addressed.

8.00 EQUALITIES IMPACT

8.01 There are no direct equalities implications arising from this report.

9.00 PERSONNEL IMPLICATIONS

9.01 There are no direct personnel implications arising from this report.

10.00 CONSULTATION REQUIRED

10.01 Ongoing consultation will take place with Town and Community Councils about community asset transfers.

11.00 CONSULTATION UNDERTAKEN

11.01 Consultation has taken place with all Town and Community Councils about the community asset transfer programme and has taken place with specific communities where they are interested in leisure assets.

12.00 APPENDICES

12.01 None.

**LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985
BACKGROUND DOCUMENTS**

Leisure Centre Condition Surveys (available in the Members library)

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