



Report to: Cabinet Meeting - 31 October 2023

Portfolio Holders: Councillor Susan Crosby, Heritage, Culture & the Arts
Councillor Paul Peacock, Strategy, Performance & Finance

Director Leads: Sanjiv Kohli, Director - Resources/Deputy Chief Executive
Suzanne Shead, Director – Housing, Health & Wellbeing

Lead Officers: Mark Eyre, Business Manager - Corporate Property, Ext. 5440
Cara Clarkson, Business Manager - Regeneration & Housing Strategy, Ext. 5923

Report Summary	
Type of Report	Open Report (with Exempt Appendix), Key Decision
Report Title	Southwell Leisure Centre Works
Purpose of Report	<ol style="list-style-type: none"> 1. To inform Cabinet of the condition of Southwell Leisure Centre and the essential works that are required to the dry and wet side facilities at the Leisure Centre. 2. To inform Cabinet of the decision to close the main pool from 29 October 2023 to 1 December 2023, to carry out further investigatory works. The Learner Pool will remain open during this period. 3. To seek approval for an additional budget allocation of £161,800 from the Change Management Reserve, making a total budget of £740,000 in the Capital Programme, to carry out the fire safety and general repairs to the dry side facility.
Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> (a) approves an additional transfer of £161,800 funded from the Change Management Reserve, giving a total Capital budget of £740,000 to carry out the essential works to the dry side facility as set out in this report; (b) note that whilst every effort will be made to phase the works to keep the Leisure Centre operational at all times, there is a possibility that the Leisure Centre may have to close for a period of time in order for the works to be carried out safely, effectively and efficiently; and (c) note that in the event of closure, Active4Today will endeavour to accommodate customers at the Newark and

	Dukeries facilities, and that the Leisure Centre members affected will have their direct debits reduced to a nil payment where appropriate.
Alternative Options Considered	An alternative option would be to do nothing. This is not a feasible option as there are significant compliance and maintenance works that need to be carried out. In addition, the condition of the main pool at the centre poses a risk of significant water leakage and impact on wider operations to the site.
Reason for Recommendations	To mitigate the risk of failure of the main pool and carry out the essential fire safety and general repair works to the building.

1.0 Background

- 1.1 The management of the Southwell Leisure Centre was transferred to Newark & Sherwood District Council (NSDC) in 2021, with the operational responsibilities being carried out by Active4Today. At the end of 2022 and the beginning of this year, fire safety inspections and subsequent surveys identified works that were required for the building to be fully compliant. Some of these works that related to the first floor were carried out in January of this year, after a short closure of the first-floor fitness suite and staff offices. The surveys, however, identified further fire safety and general repair works that needed to be undertaken. A more recent survey of the main pool and the learner pool carried out by a swimming pool specialist has reported significant defects in the infrastructure of the main pool.
- 1.2 Corporate Property have approached Lindum, based in Lincoln, to undertake a full feasibility of a programme of works required to the dry side facility prior to a potential instruction through the SCAPE framework. SCAPE frameworks are designed to deliver value for money on construction projects that are delivered on time and on budget. Lindum have produced an indicative programme for the works and cost estimates, however if Lindum were to proceed on the basis of a direct award under the SCAPE framework, they would firm up costs by seeking three quotes on all items where necessary.

2.0 Works Overview

- 2.1 The works are categorised into three areas - fire safety, general repairs, and pool repairs. A summary of the defects and works required are set out in 2.2 to 2.4 below.

2.2 Fire Safety Repairs

The works required in this area are:

- Fire compartmentation upgrades (walls, ceilings etc).
- Repairs to existing damaged fire doors
- Replacement of non-compliant internal glazing
- Upgrade of emergency lighting
- Installation of smoke vent systems
- Construction of a disabled refuge with fire doors
- Fire dampers.

2.3 **General Repairs**

The works required in this area are:

- Roof repairs/ replacements
- Main entrance atrium glass
- Guttering a rainwater goods upgrade
- External redecoration (in isolated areas)
- External cladding repairs
- Repairs to the fitness suite floor
- Repairs to final exit doors
- Electrical upgrade works.

2.4 **Pool Repairs**

The Corporate Property business unit instructed a specialist swimming pool company, Asher Swimpool Centre Limited, to undertake a review of the condition of the pool. This review has included pool tank effectiveness, pool top up data, pool plantrooms and all associated equipment, the air handling system and recommended health and safety management routines for on-site staff to follow. Further details are set out in the exempt appendix. These investigative works have been commissioned for week commencing 23 October and will be reported to the Corporate Property business unit by the structural engineer once test results are received and compiled into their report.

2.5 The Council and Active4Today have agreed to close the main pool for a period of four weeks from 29 October 2023 to ascertain the extent of the water leak levels at the main pool. During this closure period, the Corporate Property team will also review all available options to repair the defects in the pool together with associated costs.

2.6 There is a larger programme of works to the centre, identified, and costed by Lindum, which will be separately procured. This includes elements of the fire safety works to the rest of the centre (mainly focused on the plant room) and the wider building repairs. Once these are procured, the works are expected to start in the new year. Whilst every effort will be made to always keep the Centre open, initial estimates from the contractors we have been working with have indicated that a period of closure may be necessary to enable some of these works to be carried out in a safe, efficient and effective manner.

2.7 **Budget Costs**

The current feasibility report for the repairs listed within the fire safety repairs and general reports are forecasted by Lindum to be in the region of £740,000. There is currently a remaining budget in the Capital Programme for Southwell Leisure Centre of £374,500, along with £203,700 in the General Fund revenue budget to fund the general repairs. This takes the total budget available to £578,200.

In relation to the larger programme of works and the potential closure of the centre for a period, as the extent of any closure period is unknown, along with the time of the year when a potential closure may take place, the company has calculated the financial net revenue loss for an average month closure. This loss will necessitate an adjustment to the management fee to Active4Today. The estimate of this loss is provided in the exempt appendix to this report.

In addition to this, there will be likely significant costs to undertake the extensive repairs resulting from the pool survey, including pool repairs and replacements. Details of this will be provided at the next meeting of Cabinet on 19 December 2023.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Financial Implications (FIN23-24/8458)

- 3.1 As per paragraph 2.7 there is £578,200 budget available, which has been funded from the Change Management Reserve. To fund the total works of £740,000, an additional budget of £161,800 is therefore required from the existing commitment in the reserve and the £203,700 in the General Fund revenue budget will need to be added to the Capital Programme to include the works as one package of improvements to the building.
- 3.2 Once the outcome of the pool survey is known, a report will need to be brought back to Cabinet to assess the works necessary and the associated financial implications to request a capital budget as appropriate.
- 3.3 As per paragraph 2.8, the proposed closure of the pool for a four-week period will result in an estimated loss in net income of £20,000. This has been calculated assuming that a proportion of the membership base (the wet based categories) will be making a nil payment for the closure period. The company will endeavour where possible to accommodate customers at the Newark and Dukeries facilities (as they have pools) and if any usage can be secured at these sites, swimming lessons for children, increased swim in lanes for customers, aquatic classes etc, this may result in a slightly lower deficit; however, at this stage, this cannot be guaranteed and therefore the worst case impact .
- 3.4 The £20,000 loss has been arrived at after mitigations by Active4Today by working on reducing staffing where possible (redeploying, taking leave, covering holidays at other facilities), to ensure contracted staff are still fulfilling their contracts and being paid in full.
- 3.5 The estimated £20,000 loss would therefore increase the contribution that the Council makes to Active4Today in Management Fee. The Management Fee budget for the 2023/24 financial year was approved at Full Council within the budget setting report in March 2023 at £486,670. The actual fee will depend on the performance across the portfolio of leisure centres and hence may be able to be contained within the existing budget depending on how the other centres perform.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None