

ASSET MAINTENANCE - WHITE OAK LEISURE CENTRE, SWANLEY

Council - 26 April 2016

Report of Chief Officer Environmental and Operational Services

Status: For decision

Also considered by: Finance Advisory Committee - 18 April 2016
Cabinet - 21 April 2016

Key Decision: Yes

Executive Summary: This report highlights maintenance works required to the White Oak Leisure Centre (WOLC), Swanley for continued, safe operation in the short to medium term.

This report supports the Key Aim of a safe and healthy environment.

Portfolio Holder Cllr. Searles

Contact Officer Kevin Tomsett Ext. 7368

Recommendation to Finance Advisory Committee:

It be recommended to Cabinet that:-

- (a) The works identified in the report, at an estimated cost of £90,000, be undertaken, and this expenditure be funded by a combination of asset maintenance budgets (£25,860) and by a supplementary estimate (£64,140).
- (b) That any underspend in the 2015/16 leisure asset maintenance budget be carried forward into 2016/17.
- (c) That authority be granted to the Finance Portfolio Holder to authorise any expenditure above the approved asset maintenance budget to secure the continued safe operation of the WOLC for the short to medium term.

Recommendation to Cabinet:

- (a) That the works identified in the report, at an estimated cost of £90,000, be undertaken and it be recommended to Council, that £64,140 of expenditure be funded by a supplementary estimate.
 - (b) That any underspend in the 2015/16 leisure asset maintenance budget be carried forward into 2016/17.
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- (c) That authority be granted to the Finance Portfolio Holder to authorise any expenditure above the approved asset maintenance budget to secure the continued safe operation of the WOLC for the short to medium term.

Recommendation to Council:

- (a) That works identified to be carried out at White Oak Leisure Centre, at an estimated cost of £64,140, be funded by a supplementary estimate.

Reason for recommendation: The maintenance works identified in the report are required to the White Oak Leisure Centre, Swanley, to ensure the continued, safe operation in the short to medium term.

Introduction and Background

- 1 White Oak Leisure Centre in Swanley was constructed in the mid 1960s. The flumes were added in the 1980s and the main reception and café areas were refurbished in 2000 at a cost of £3m.
- 2 The centre provides a 33 metre pool with diving pit, teaching pool, gym & exercise studio, 6 court sports hall, martial arts rooms, practice hall, 3 squash courts, soft play area, crèche, cafeteria and a 3-ride flume.
- 3 The centre is leased to Sencio Community Leisure for a period of 25 years from 2004 to 2029 with the District Council remaining responsible for maintaining the structure and main plant; all other maintenance and improvement is the responsibility of Sencio.
- 4 Members asked Officers to undertake a feasibility study for the replacement of the leisure centre on one of two sites, the Olympic site and the existing Whiteoak site. The feasibility study has commenced and is nearing completion. However, following the decision to commission a masterplan for Swanley, Officers were asked to pause the feasibility study in order to consider any further options that might become available. Work into the feasibility of the provision of a new facility will re-commence once this is complete.

Proposed Works

- 5 It is essential, in order to keep the Leisure Centre, particularly the pool, operational in the short to medium term, and until its future is determined, that the following works are undertaken with some urgency. Failure to undertake these works would require closure of parts or all of the pool operation. Certain works, namely the pool ceiling, have health and safety implications if not carried out. This work and the work to the flume housing and repair of roof leaks will be funded by approved asset maintenance budgets.
- 6 Closure of parts, or all of the pool would have income implications for Sencio Leisure.

Work element	Description	Potential impact and source of funding	Cost
Flume housing	Deterioration of cladding to flume tower led to the structure being scaffolded and inspected which identified severe rust to cladding and supporting structure. Leak identified to head of flumes.	Closure of flumes and flume pool (Asset maintenance)	£8,860
Diving boards	Steps and rails leading to diving boards have deteriorated over time due to use and corrosive environment	Closure of diving boards (Supplementary estimate)	£3,780
Leaks to roof	The roof covering to the entire centre is beyond design age and therefore regular repairs are required. Three leaks have appeared January -March 2016	Restricted use of some areas until water ingress is resolved (Asset maintenance)	£2,500
Pool ceiling	Ceiling finish consisting of slim line aluminium slats, corrosive atmosphere combined with highly complex access had led to a number of failures.	Potential for ceiling slats to fall into the pool (Asset maintenance)	£14,500
Main pool & flume pool filters	General maintenance schedule for filter medium replacement is 5-10 years. Current filters have been in operation for over 10 years. Filters require replacement, filter material (sand) and upgrade works to access hatches for Health & Safety. Internal cleaning and possible replacement of internal components required.	Closure of both main and flume pools (Supplementary estimate)	£45,656 to £60,158

- 7 It is possible that, to ensure continued operation, further works are required, which, hopefully can be met from the approved 2016/17 asset maintenance budget for Leisure (£170,603) but if expenditure above this budget is required authority be granted to the Finance Portfolio Holder to authorise any necessary expenditure above the approved budget to secure the continued safe operation of the centre for the short to medium term. This possibility also extends to the other leisure facilities, operated by Sencio.
- 8 The 2015/16 asset maintenance budget for leisure centres is £167,145. Spend at mid March is £130,308. It is recommended that any underspend in this budget is carried forward into 2016/17 to provide additional funds to the 2016/17 asset maintenance budget to assist with further essential works if required.

Key Implications

Financial

The works currently identified are estimated at £90,000. The recommendation is that, in order to preserve the approved 2016/17 budget for WOLC routine asset maintenance, the cost relating to the pool filters and diving board repairs be met from a supplementary estimate. It is also recommended, to support any further essential maintenance expenditure, that any underspend in Leisure asset maintenance in 2015/16 be carried forward into 2016/17, and that if further essential maintenance is required, the Finance Portfolio Holder be authorised to approve expenditure above the 2016/17 approved asset maintenance budget.

Legal Implications and Risk Assessment Statement.

Under the terms of agreement with Sencio Leisure, the Council has responsibility for structural maintenance and replacement of plant and equipment.

Failure to undertake the works identified will result in closure, of all, or parts of the pool, for operational and health and safety reasons.

Any closure of all or part of the pool, would have income implications for Sencio Leisure.

Equality Assessment

The recommendations in the report have significant impact on end users, if not implemented.

Appendices None

Background Papers: None

Richard Wilson
Chief Officer Environmental and Operational Services