

Title of Report:	Sport & Wellbeing Facilities Required Maintenance Expenditure
Committee Report Submitted To:	Leisure & Development
Date of Meeting:	16th February 2021
For Decision or For Information	For Decision

Linkage to Council Strategy (2019-23)	
Strategic Theme	Resilient, healthy & engaged communities
Outcome	Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health.
Lead Officer	Head of Sport & Wellbeing

Budgetary Considerations	
Cost of Proposal	£99,000
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	Estates Life Cycle Capital
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

To update Members on priority works / maintenance / repair required at Sport & Wellbeing Facilities and seek approval for expenditure of more than £10k at a number of sites / facilities.

2.0 Background

To ensure that the Leisure and Development Directorate remained within budget for the financial year 2019 / 2020, maintenance works were limited to what was deemed essential only. In October 2021, Member's approved priority works / maintenance / repair projects which had been identified as requiring prompt action in order to enhance or restore facilities for the health and wellbeing benefit of Council's citizens.

3.0 Priority Projects as at February 2021

Council Officers have since identified a number of further priority projects which require action. The projects which exceed the threshold of authorised spend and are summarised as follows:

Serial	Project	Estimated Cost
1	Joey Dunlop Leisure Centre – Replacement of Swimming Pool Filter Media.	£18k
2	Coleraine Leisure Centre - Replacement of Swimming Pool Filter Media.	£18k*
3	Roe Valley Leisure Centre - Replacement of Swimming Pool Filter Media.	£18k*
4	Roe Valley Leisure Centre – Replacement of Swimming Pool Covers.	£11k
5	Coleraine Leisure Centre – Replacement of Swimming Pool Covers	£12k
6	Stranocum Community Centre – MUGA Lighting	£22k
Total Estimated Cost		£99k

*Note that projects 2 and 3 are listed with project 1 as the three projects may be tendered as a single package to secure the most competitive price for the works which are generally similar at the three sites.

4.0 Project Details

The Priority Projects which exceed the threshold for authorised spend of £10k are detailed below;

4.1 Joey Dunlop Leisure Centre – Replacement of Swimming Pool Filter Media

Swimming Pool Filters play an integral role in ensuring that the water within swimming pools remains clear and clean. They remove dirt, algae, organic matter and bacteria introduced by bathers. The filters are large vessels, which hold filter media in the form of sand or glass. It is recommended by the 'Pool Water Treatment Advisory Group (PWTAG)' that this filter media is removed and replaced every 6-7 years. The filter media was last removed and replaced at the Joey Dunlop Leisure Centre in January 2012. A recent inspection, by industry specialists raise immediate concerns

around the quantity of media remaining in the filters and the need to remove the remaining filter media and replace with new more efficient Eco-Glass media. The associated costs of the works are circa £18,000. As these works have been identified as a priority, they will be progressed as a matter of urgency.

4.2 Coleraine Leisure Centre - Replacement of Swimming Pool Filter Media & Roe Valley Leisure Centre - Replacement of Swimming Pool Filter Media.

Whilst the swimming pool filter media at both Roe Valley Leisure Centre and Coleraine Leisure Centre's are not currently presenting any immediate cause for concern, the PWTAG recommended intervals for removing and replacing the filter media has passed. It is likely that works described above for Joey Dunlop Leisure Centre will need to be replicated at both Roe Valley and Coleraine Leisure Centre's within the next 12 – 18 months. The associated costs of the works are circa £18,000 per site and will be profiled against the budget when the works are complete.

4.3 Roe Valley Leisure Centre – Replacement of Swimming Pool Covers & Coleraine Leisure Centre – Replacement of Swimming Pool Covers

Swimming Pools generally operate between temperatures of 28 – 31 degrees centigrade. During the closure hours of the facilities Swimming Pool blankets are used to cover the pools to reduce the evaporation rates of the water in the pools thus reducing the associated energy loss as a result of this evaporation. The normal usage life of a typical pool blanket is 6-8 years, the pool blankets in both Roe Valley Leisure Centre and Coleraine Leisure Centre have been in operation for approximately 10 years. The blankets have been showing increasing signs of deterioration over the last number of years. Annual Inspections of the blankets have highlighted concerns around the structural integrity of the blankets which can contribute to water retention and prominent odours; their effectiveness as an isolator and potential risks to contamination of the pool water itself. The associated costs of replacement of the blankets are circa £11,000 to £12,000 per site. If the pool blankets were not present, it is likely that the energy costs at the facilities will increase. For demonstration purposes, the expected energy savings for Roe Valley Leisure Centre with the installation of efficient blankets, as opposed to no blankets would amount to £11,695.

4.4 Stranocum Community Centre – MUGA Lighting

Due to the lack of floodlighting at Stranocum MUGA, usage opportunities are restricted to day light hours only. The facility will be greatly enhanced by the provision of suitable lighting which will greatly enhance the sports participation opportunities in the area. The MUGA itself is in close proximity to existing housing, so the lighting scheme has been carefully designed to ensure lighting is targeted onto the MUGA thus reducing the impact on neighbouring housing. Officers will seek to progress with planning permission for the lights, with a likely approval stipulation being that the lights will not operate beyond 11pm. Officers have ensured through lighting design, that efficient low energy bulbs will be used to reduce operational costs. Some further work is required around the most effective options to manage the switching on and off of the lights with, timers and or tokens being considered as potential outcomes. The associated cost of the MUGA lighting scheme is circa £22,000.

5.0 **Budget**

The budget from which the cost will be allocated is the 'Estates Life Cycle Budget', which is the Estates' annual budget set aside for capital expenditure for the upgrade works of Council facilities.

6.0 Next Steps

Subject to Council's agreement, Sport and Wellbeing and Council's Estates department will aim to complete the works within a 3 month period of Council's decision.

7.0 Recommendation

Members are requested to approve the expenditure of £99k for the projects listed in this report.