


Agenda Item No:	7	
Committee:	Cabinet	
Date:	27 January 2025	
Report Title:	Leisure Centres – conditions survey work	

1 Purpose / Summary

1.1 To provide Cabinet with an update regarding:

- Ongoing condition survey works at the leisure centres
- Brief update regarding the Leisure Facility Strategy - Initial Assessment Phase project

2 Key Issues

3 Condition Survey Works

3.1 Fenland owns 4 leisure centres, one in each market town. Whilst the facility in Chatteris is smaller and only 13 years old, the other three facilities are of a significant size and are aging.

3.2 FDC assessed the facilities conditions in 2018 prior to the Freedom contract starting and then again in 2021 through a CIPFA conditions survey assessment. These assessments formed the basis for a condition survey budget for the leisure centres.

3.3 This report highlights work that has been ongoing in the past 12 months and planned works within the coming 6 months.

4 Leisure Facility Strategy - Initial Assessment Phase project

4.1 In the past 12 months an assessment of leisure centres has been undertaken by electrical, mechanical and structural engineers. This has been supported by architects, cost consultants and a firm that is a market leader in leisure centre refurbishment.

4.2 An initial outline report was received in autumn 2024 that required further work. The current focus is on the Manor Leisure Centre and revisions to initial outline designs are being undertaken, alongside discussions with Freedom Leisure regarding the impact on customer numbers and resulting income of potential changes. Additionally, a reduction in income and admissions is also being considered that will be necessary during building works.

4.3 A full report regarding this project will be presented to Cabinet in February.

5 Recommendations

- 5.1 That Cabinet notes the report, recognising that progress that the Council has made on unavoidable condition survey work in the past year and notes the works still in the pipeline for delivery in the coming months.
- 5.2 That Cabinet notes that progress is being made with the Leisure Facility Strategy - Initial Assessment Phase project with a report expected at Cabinet in February with detailed information regarding a significant project at one site, smaller projects at two other sites and an expected timeframe for a package of works for the final site.

Wards Affected	All wards
Forward Plan Reference	Leisure Facility Strategy - Initial Assessment Phase - KEY/24AUG23/02
Portfolio Holders	Cllr Alex Miscandlon Portfolio Holder Leisure
Report Originator	Phil Hughes Head of Service Anthony Brasher-Hughes Leisure Capital project Manager
Contact Officers	Phil Hughes Head of Service Carol Pilson Corporate Director Peter Catchpole Corporate Director and S151 Officer
Background Papers	

Report:

6 BACKGROUND AND INTENDED OUTCOMES

- 6.1 The leisure centres in Fenland (excepting Chatteris) are all of an age with significant replacement of aging equipment and building improvements required to ensure that they are fit for the future and are reliable for our partner, Freedom Leisure, to continue to offer good services to the local community.
- 6.2 In 2021 FDC commissioned CIPFA to carry out a condition survey of the facilities. This highlighted many aspects of the centres that requires replacement or improvement due to age and condition of the building or equipment.
- 6.3 In 2024 the Council also commissioned a third party, Alliance Leisure, to inspect the three larger, older facilities with a view to developing plans to improve the facilities to ensure that they are fit for the future. This work remains underway, with a report due to Cabinet with significant detail and suggested projects in February 2025.

7 CONDITION SURVEY PROGRESS

- 7.1 Whilst necessary condition survey works are also wrapped up in the broader Leisure Facility Strategy works, it remains necessary to progress with condition survey work to ensure that the centres do not experience equipment failures leading to unplanned closures.
- 7.2 This work continues to progress at a pace and the information below summarises the work undertaken in the past 12 months, and that in the pipeline in the coming 3 – 6 months. The Council only has so much capacity to assess, procure, order and manage the replacement of equipment.
- 7.3 Delivery capacity is also linked to Freedom’s capability in terms of selected closures where necessary and the staff coordination needed to support these ongoing works.

Centre	Condition survey work	Cost Estimate	Completion date
Chatteris Leisure Centre	Main car park refurbishment	£135,000	November 2024
George Campbell Leisure Centre	Gym changing rooms; replacement of ventilation system, expanded to ceiling, white goods, flooring	£100,000	February 2024
	New changing places toilet and reception area improvements	£90,000 (£60,000 government grant)	May 2024
	Replacement of pool filter system	£50,000	June 2024
	Replacement of 2 x pool boilers	£70,000	September 2024
	Replacement of building management system (BMS)	£20,000	November 2024
	Replacement of pool skimmers	£15,700	December 2024
	Unplanned works following concerning findings during pool skimmer works: Replacement of pool pipework	c.£100,000	January & February 2025

	Replacement of pool fibreglass tank	£60,000	
	Additional solar PV	£60,000	February 2025
	Replacement of pool Air Handling Unit (AHU)	£100,000	March – May 2025
	Replacement of plant room roof	£200,000	March – May 2025
	Renovation of weathered plant room brickwork	£5,200	December 2024
Manor Leisure Centre	Car park lining replacement	£3,700	November 2024
	Replacement of 5 x pool boilers	£31,000	October 2024
	Replacement of BMS	£20,000	November 2024
	Increased solar capacity	£60,000	February / March 2025
	Combined Heating & Power (CHP) Unit replacement	£47,000	January 2025
	Boat mooring refurbishment	£10,000	February 2025
	Pool hall lighting replacement with energy efficient equipment	£10,000	December 2024
	Development of new synthetic turf PlayZone with Football Foundation funding	£220,000 Football foundation £55,000 bid to FCC	May / June 2025
	Refurbishment of tennis courts including improved and painted surface, new flood	£46,000	

	lighting, new tennis posts and nets and new high strength perimeter fencing		September 2024
Hudson Leisure Centre	Replacement of 1 x pool boiler	£12,000	January 2025
	Replacement of hot water tank	£5,000	September 2024
	Removal of unused isolated heating tank	£1,500	December 2025
	Replacement of disabled access lift to gym, sports hall and soft play area	£16,000	February 2025
	Replacement of pool AHU	£120,000	March – May 2025
	Replacement of internal CCTV / Fire Alarm / PA systems	£70,000	March – May 2025
	Refurbishment of dryside changing rooms	£150,000	March – May 2025
	Asbestos removal in office corridor ceilings	£14,500	June 2024
	External cladding to pool	£5,800	June 2024
	Pool lighting replacement with energy efficient equipment (Sport England grant funded)	£10,000	December 2024
	BMS replacement	£20,000	December 2024

8 REASONS FOR RECOMMENDATIONS

- 8.1 This report is an update on works completed and planned, identifying the varied nature of works and the complexity that three elderly leisure facilities present in regard to the necessary replacement of mechanical equipment and refurbishment works.

9 CONSULTATION

- 9.1 There will be consultation with users of the facilities when the broader Leisure Facility Strategy works progress, alongside partnership working with Freedom, necessary to realise increased admissions and income that will partially support the cost of the plans.

10 ALTERNATIVE OPTIONS CONSIDERED

- 10.1 N/A

11 IMPLICATIONS

11.1 Legal Implications

- 11.2 N/A

11.3 Financial Implications

- 11.4 FDC has an identified condition survey budget for the ongoing condition survey works.

11.5 Equality Implications

- 11.6 N/A

11.7 Any Other Relevant Implications

- 11.8 N/A