

Report	Meeting	Date	Item no.
Cllr Lynne Bowen, Leisure and Culture Portfolio Holder and Mark Broadhurst, Service Director Health and Wellbeing	Cabinet	15 June 2016	6

The Refurbishment of both Garstang Leisure Centre and Garstang Swimming Pool and the Purchase of New Fitness Equipment for Garstang Leisure Centre

1. Purpose of report

- 1.1 To agree the capital investment for Garstang Leisure Centre and Garstang Swimming Pool.
- 1.2 To agree the purchase of health and fitness equipment for Garstang Leisure Centre.

2. Outcomes

- 2.1 To improve customer experience and satisfaction levels.
- 2.2 To attract and retain new and existing customers to the centres.

3. Recommendations

- 3.1 That capital investment works for Garstang Leisure Centre and Garstang Swimming Pool as detailed in the report be approved following a competitive tendering process.
- 3.2 That the Cabinet agrees to purchase health and fitness equipment for Garstang Leisure Centre to a maximum value of £52,000 excluding VAT incorporating the scheme in the Council's 2016/17 Capital Budget. The investment will be recovered over a 5-year period via contributions from the YMCA's operational budget at no additional cost to the council.

4. Background

- 4.1** A key action in the Council's business plan is to deliver improvements to Garstang Leisure Centre and Swimming Pool by September 2016. To support this a sum of £300,000 is included in the Council's Capital programme.

5. Key issues and proposals

- 5.1** The proposals at Garstang Swimming Pool include the refurbishment of the male and female changing rooms and increasing the size of the shower area. The project will include new lockers, cubicles and wall and floor finishes. The capital cost of these works (including preliminaries and provisional sums) is estimated at £139,249.
- 5.2** The Swimming Pool will close during the construction period. It is anticipated the works will commence 18 July and be concluded by 2 September 2016 coinciding with the centre's quietest period over the school summer holidays.
- 5.3** The proposals at Garstang Leisure Centre include increasing the size of the gym, refurbishment of the male and female changing rooms and toilets and a new disabled changing facility. In addition, the reception area will also be improved to create a more modern and attractive offer to customers. The capital cost of these works (including preliminaries and provisional sums) is estimated at £169,579.
- 5.4** The gym at Garstang Leisure Centre is small, with a limited range of equipment. The new gym will have 21 pieces of equipment including free weights, resistance and cardio items. It is proposed that the council will purchase the equipment using a public sector framework (Yorkshire Purchasing Organisation or Eastern Shires Purchasing Organisation) and recover the investment cost, together with a capital financing charge, from the YMCA over a 5 year period. The YMCA will meet the annual repayment amount from the agreed operational subsidy at no additional cost.
- 5.5** The Leisure centre will remain open as much as possible during construction works although it is inevitable that there will be some disruption to customers. It is anticipated the works will commence 4 July and be concluded by 2 September 2016.

Financial and legal implications	
Finance	<p>The Capital Programme agreed by Council in March 2016 includes a budgetary provision of £300,000 for Garstang Leisure Centre.</p> <p>The works have been subject to a competitive tendering exercise and are expected to cost £308,828 in total. In addition, the Council will be using Tom Lucas Partnership to provide professional services (specification development, estimating, tender analysis and monitoring of the works) at a cost of £30,000 (this includes a £3,800 advance payment made in 2015/16). Altogether, the total cost of the scheme is estimated to be £338,828.</p> <p>The initial £300,000 capital investment will be funded from the Capital Investment Reserve with the additional budgetary provision of £38,828 being met from the Leisure Management Reserve.</p> <p>The new equipment to be provided at Garstang Leisure Centre will cost in the region of £52,000 plus VAT. The council will purchase the equipment and recharge the YMCA £12,896 plus VAT per annum for a 5 year period.</p> <p>Whilst the annual costs payable by the YMCA mirror those offered by equipment leasing providers, this arrangement ensures that the Council is not incurring capital financing charges unnecessarily and delivers a return on investment of approximately 24%. The capital expenditure will be funded by General Balances.</p>
Legal	<p>On termination of the leisure agreement, the health and fitness equipment shall be owned by the Council.</p>

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	x
data protection	x

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List of background papers:		
name of document	date	where available for inspection

arm/ex/cab/cr/16/1506im2