

EXECUTIVE COUNCIL

CONFIDENTIAL

Title of Report: SLC – Capital expenditure bid

Paper No: 183/13

Date: 24 July 2013

Report of: Director of Central Services

1.0 Purpose

- 1.1 To request capital funding for the refurbishment of the Stanley Leisure Centre wet-side changing facilities.

2.0 Recommendations

- a) Approval for capital funding to enable a refurbishment of the wet-side changing room facilities at Stanley Leisure Centre.

3.0 Summary of Financial Implication

[Redacted for contract negotiation purposes]

4.0 Background

- 4.1 In April 2012 the Budget Select Committee approved an urgent bid for funding for the refurbishment of the swimming pool at Stanley Leisure Centre. The pool closed to the public on 7 July and the replacement work has now begun and will hopefully be completed within approximately 20 weeks.
- 4.2 As a result of this work now underway, Stanley will have two brand new pools (one full sized and one for small children) with a lifespan of some 20+ years. We are also refurbishing the seating areas in the pool and have completed refurbishment of the squash court and main sports hall. Plans are underway to refurbish, subject to funding availability, the cardio-room, which is currently located in one of the squash courts.
- 4.3 All of this refurbishment and replacement work will provide the Islands with high quality facilities we can be proud of and, providing we maintain them appropriately, that we can utilise for the next several years to come.
- 4.4 A final area of the facilities that needs to be improved however is currently not funded or in any plans, and is the wet-side changing rooms. This paper therefore requests capital

funding to bring the wet-side changing rooms up to an appropriate standard for users of the facilities.

5.0 Wet-side changing rooms – current facilities.

5.1 The wet-side changing rooms are currently in a very poor condition and let down the rest of the facilities. The majority of our customers use these facilities and the pictures attached at Appendix 1 example, the quality of these changing rooms leaves a lot to be desired.

5.2 In summary, the issues with the changing room facilities include:

- Poor condition of tiling throughout the rooms, including the wet areas / showers and toilet facilities in particular, significant numbers of tiles cracked, chipped or fallen out;
- Lighting very poor throughout – particularly in the women’s changing room;
- Ceilings in both areas are in very poor condition – several ceiling tiles are missing or damaged in the male changing room;
- Lots of metal fixtures are rusted and in ill-repair;
- Several exposed / corner tile fixtures are chipped and create a hazard to users
- The showers in both rooms are old and in ill-repair. It is not possible to temperature set the showers which fluctuate between very hot and very cold

6.0 What is proposed?

6.1 It is proposed that we take advantage of the pool replacement work and the opportunity the presence on the Islands a master tiler and fibre glass specialists presents to refurbish the wet-side changing rooms so the two areas can be completed together. The material we are using in the new pool, fibre glass, could also be used in the wet-side changing room area although tiling is currently the preferred option and is quoted for below. Given we have a specialist fibre glass worker coming to the Islands to undertake the pool replacement, it would be ideal to ask this team to also undertake the refurbishment of the changing rooms too. This would reduce cost and allow the work to be completed during the current closed period without the requirement for us to close again.

7.0 Financial Implications

7.1 Estimates of the cost of refurbishing the wet-side changing rooms are based on the space being tiled as they currently are. However, these costs are regarded as worst case if we can procure the services of the fibre glass specialist who will be visiting the Islands to replace the pool.

[Redacted for contract negotiation purposes]

7.2 Subject to approval of the funding requested, the SLC will work with the Treasury and PWD to agree the preferred and best value for money procurement process.

8.0 Legal Implications

8.1 It will be necessary to have an appropriate contract in place in respect of the works proposed.

9.0 Human Resources Implications

9.1 None for the purposes of this paper.