

Key Decision Required:	Yes	In the Forward Plan:	Yes
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CABINET

24 APRIL 2015

JOINT REPORT OF THE LEADER OF THE COUNCIL & PORTFOLIO HOLDER FOR REGENERATION, INWARD INVESTMENT AND ASSET MANAGEMENT AND THE PORTFOLIO HOLDER FOR TOURISM, LEISURE AND EVENTS

A.4 PROPOSED DEVELOPMENT AND REFURBISHMENT OF FRINTON AND WALTON SWIMMING POOL

(Report prepared by Paul Price)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To obtain Cabinet's agreement to increase the budget for the refurbishment of Frinton and Walton Swimming Pool by £200,000 to ensure the facility achieves the same high standard of finish as Dovercourt Bay Lifestyles and continues our invest to save strategy to reduce revenue expenditure over time.

EXECUTIVE SUMMARY

Following Cabinet's decision to progress with the refurbishment of Frinton and Walton Swimming Pool and set aside a budget of £600,000 for the works, a procurement process was undertaken and 6 proposals received from contractors.

After evaluating of the submissions, in order to achieve the standard of finish equal to the recently refurbished Dovercourt Bay Lifestyles, an additional £200,000 is required to proceed with the lowest quote and ensure the scheme meets Cabinet's aspirations.

The increased cost is due to the consequence of adverse ground conditions, additional mechanical and electrical costs and the need to provide temporary reception and changing facilities to ensure the facility can remain open throughout the construction phase.

This major scheme will include a refurbishment of the changing facilities and provide for the provision of a flexible space within the redevelopment which will enable officers to maximise the potential for delivering sustainable activities at the facility for years to come.

Based on the high level of positive feedback from the recently refurbished Dovercourt Bay facility and the increase in visitor numbers as well as increased revenue return it is proposed that a similar offer will be provided at Frinton and Walton pool, as it is anticipated that demand will be of a similar if not higher level at this facility.

RECOMMENDATION(S)

- a) That Cabinet agrees the proposed works at Frinton and Walton pool, based on the tender returns and Tendring District Council financial rules;**
- b) In addition Cabinet agrees to the virement of up to £200,000 from the 2014/15 Fit for Purpose budget with any capital funds not used for the development of the site to be returned to the budget.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The provision of sports facilities and sporting activities positively assists the Council in delivering its key priority to '*promote healthy and active lifestyles.*'

A number of the services provided by the sports facilities contribute towards the delivery of the Council's priority to '*reduce health inequalities and disadvantage*' through its Health Inequalities Strategy:

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The budget currently contains capital financial provision of £600,000 for the works to the facility. However, as a consequence of higher than anticipated costs due to adverse ground conditions, the need to provide temporary facilities to allow the building to remain open throughout the works and additional mechanical and electrical costs further funding of around £150,000 is anticipated to be required. Allowing for contingencies and given the provision that any capital is returned to the reserve it would be sensible to allow a further £50,000 contingency to be allocated to the project.

Although the availability of financial resources is a key component in the delivery of services there will also need to be appropriate input of other resources such as staffing, assets, IT etc.

Risk

Whilst the Council has set aside a capital provision of £600,000 to meet the costs of these works the ongoing revenue costs need to be properly assessed within the service business plan and as such the service will need to maintain flexibility in how the offer is structured. It is anticipated that income derived from the extension of services will fully offset any new expenditure and hopefully generate a surplus within the business plan.

LEGAL

The proposals are within the Council's powers.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

Whilst the business case has not as yet been fully developed it is likely that the gym area will generate significant additional income to offset the cost of the pool facility. Although it is difficult to anticipate actual income figures for a new gym at Frinton and Walton, the Dovercourt Bay facility generated £93,176 income between 1st December 2014 and 28th February 2015, an increase in income of £16,218 over the same period prior to the opening of the new gym.

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

None

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Summary

As part of the business review of sports facilities and sports activities which was conducted as part of the department Fundamental Service Review (FSR) process, a public consultation exercise was undertaken across the District in July/August 2012 to ensure public input into the future direction of investment in sports facilities. The results of this review have helped to shape the future direction of sports services and have enabled the council to start to address some deficits which were identified within the consultation as well as assisting in delivering the long term business focus for the service.

An early analysis of the consultation responses as well as some very encouraging discussions with both Active Essex and a local sports club identified that one of the key priority areas for work was the Dovercourt sports facility, where it was identified that refurbishment and extension of the facility would fit with the Council's objectives. The second priority was Frinton and Walton pool. Having started the works to Dovercourt sports facility Cabinet committed £600,000 to bring forward a similar offer at Frinton and Walton pool.

Utilising the Council's in house surveyors some initial work was undertaken to develop a brief for refurbishment and extending the current facilities and more detailed plans were commissioned to develop a deliverable scheme for the site.

Having successfully delivered an outstanding scheme at Dovercourt Bay, which has only received positive feedback, it was concluded that a similar offer should be provided at Frinton and Walton pool, which in a business planning context was seen to potentially provide a similar if not better value for money scenario as at Dovercourt Bay. In addition the provision of a flexible space will enable officers to maximise the potential for delivering sustainable activities at the facility for years to come.

CURRENT POSITION

This proposal has to be viewed as part of a range of measures which are being developed to secure the long term viability of the Councils' sports facilities. The Fundamental Service Review and the development of the Business Plan have identified a requirement for a strong business approach to the way that the service is delivered which will require both realignment of expenditure and investment so as to ensure a lower cost to the taxpayer. A business manager has been appointed to oversee this transformation and to operate the service on a commercial basis and running alongside this a planned maintenance programme is being put in place to ensure that facilities are fit for purpose and provide high quality, good value for customers.