



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Temporary Closures at Leisure Centres - Essential Repair Work
Date:	15 November 2012
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Katrina Morgan, Leisure Operations Manager

1	Relevant Background Information			
	<p>Facilities Management have identified various risk based maintenance projects within the leisure estate which are scheduled to be completed within the next twelve months. The works outlined below are considered essential maintenance to sustain the delivery of the Leisure Service. The extent of the work further underlines the importance of the strategic review of the leisure estate which is ongoing and will be reported to Committee in due course.</p>			
	Centre	Proposed Work	Proposed Start	Proposed Duration
	Andersonstown	Replace the floor coverings to the male and female changing & shower areas	Jan 2013	6-8 weeks
	Andersonstown	Replace Roof lights and roof covering to main hall and Plant room roofs.	April 2013	4 weeks
	Indoor Tennis Centre	Pulmastic Floor covering cracked recommend replacement or refurbishment	April 2013	2 weeks
	Indoor Tennis Centre	Replace roof felt	April 2013	6 weeks
	Shankill	Replace flooring in male & female dry	Sept 2013	12 weeks

		and wet changing areas. Replace carpet in Sauna changing new flooring required.			
	Ballysillan	Replace flooring in male & female wet changing	Sept 2013	8 weeks	

Various additional works have also been proposed for Avoniel but these will now be carried out during the current pool closure.

2	Key Issues
	<p>At the October 2012 Committee, Members requested a monthly update on Avoniel Leisure Centre.</p> <p>The pool has been closed since Monday 20 August 2012 and communications have taken place with local users to advise of the closure and alternative services. Templemore Baths is facilitating some users and we have accommodated some clubs in other centres.</p> <p>A contractor has been appointed to carry out works on the pool basin and balance tank to enable further works to repair leaks. It is estimated that the preliminary works will start week commencing 19 November 2012. At this stage it is anticipated that the pool will remain closed until April 2013.</p> <p>At the January 2012 Committee, Members approved the Swimming pool closure of between one and two weeks at Andersonstown Leisure Centre, during Christmas 2012 for essential planned maintenance which will involve draining, refilling and reheating of the pool.</p> <p>It is now proposed to change the closure date until January 2013 so that it coincides with the six week closure that is required to replace the floor coverings to the male and female changing and shower areas.</p> <p>The tennis courts and climbing wall at the Indoor Tennis Centre will be required to close for two weeks to enable the new floor to be installed.</p> <p>The male and female dry changing facilities at Shankill leisure centre will be required to be closed for six weeks to allow for replacement of the floor surface but customers will still be able to use the wet changing facilities during this time.</p> <p>The male and female wet changing facilities at Shankill Leisure centre will be required to close for six to eight weeks again for replacement of the floor surface, but because the dry changing rooms are located on a different floor it is not practical or safe to ask pool users to use the dry changing rooms, consequently the pool will be closed for a period of six to eight weeks</p>

	<p>The wet changing facilities at Ballysillan will be closed for an eight week period.</p> <p>The male and female dry changing facilities at Ballysillan leisure centre are not located close to the wet changing facilities so the pool will be required to close during this eight week period.</p>
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3	Resource Implications
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	<p><u>Financial</u> The maintenance projects are being fully funded from the Council's Facilities Management Budget.</p> <p>Several areas are required to close when the maintenance work is being carried out and this will result in a loss of income for each centre.</p> <p>It is estimated that the loss of income this financial year will be:</p> <ul style="list-style-type: none"> • Andersonstown Leisure centre £ 15,000 - £20,000 (dependant on length of closure) <p>It is estimated that the loss of income next financial year will be:</p> <ul style="list-style-type: none"> • Shankill £8,000 • Indoor Tennis Centre £9,000 • Ballysillan £8,000 <p><u>Human Resources</u> With the various pool closures some of the staff will not be required and management will liaise with Human Resources to get these staff temporarily deployed to other centres.</p> <p><u>Asset and Other Implications</u> The proposals will ensure that the various facilities remain safe for public use.</p>
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4	Equality and Good Relations Considerations
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	<p>There are no equality or good relations implications associated with the recommendations from this report.</p>
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5	Recommendations
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	<p>It is recommended that Committee approve;</p> <ul style="list-style-type: none"> • The new closure date and duration at Andersonstown leisure centre • The temporary closures of the tennis courts and climbing wall at the Indoor Tennis Centre and the pool closures at Ballysillan and Shankill leisure centres in order to facilitate the necessary maintenance works to be carried out. •
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6	Decision Tracking
	Responsible Officer: Leisure Operations Manager.

7	Key to Abbreviations
	None.

8	Documents Attached
	None.