



Subject:	Whiterock Leisure Centre, Team Pavilion Shower Closure
Date:	11 October 2016
Reporting Officer:	Nigel Grimshaw, Director City & Neighbourhood Services Department
Contact Officer:	Rose Crozier, Assistant Director City & Neighbourhood Services Department Noel Munnis, Partnership Manager

Is this report restricted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To update Members on environmental health issues resulting in the closure of shower facilities at the Whiterock Leisure Centre changing pavilion. To outline options for the provision of alternative shower and toilet facilities to service the outdoor 3G synthetic pitch at Whiterock.
2.0	Recommendations
2.1	<p>The Committee is asked to;</p> <ul style="list-style-type: none">• Note the issues related to the water supply to the existing shower and toilet facilities in the pavilion.• To consider the options presented for alternative provision and authorise their preferred course of action. Officers would recommend Option C, the decommissioning of all water supplies to the pavilion, while retaining changing rooms as a dry facility, along with the installation of rented standalone two block changing container with integrated referees room and toilet (for an initial trial period of six months).

3.0	Main report
	<u>Key Issues</u>
3.1	As part of a robust programme of monitoring all water supply to outlets in Council facilities, Whiterock Changing Pavilion is regularly tested for legionella contamination. This monitoring includes test samples being taken from all shower, wash hand basin and sink outlets. We are required by law to implement a regular/recorded programme of 'flushing' of all outlets to ensure that water does not lie in pipework and fittings creating the ideal conditions for the legionella bacteria to grow. These flushing regimes are normally adequate and successful in maintaining a bacteria free water supply.
3.2	When we receive formal notification of elevated readings we take immediate measures to clear the bacteria and resolve the problem. Where readings are at a critical threshold the outlet(s) in question are taken out of service. Only after a re-test showing a clear reading has been received do we put the outlet back into service.
3.3	<p>There has been a series of elevated readings at the changing pavilion shower heads in Whiterock LC. Although elevated, most readings have been below critical threshold levels. The problem persists in the hot water supply system whilst the cold water supply is clear and has been consistently within manageable thresholds. Over the past two years a number of measures have been put in place in an attempt to resolve the site specific problems at Whiterock. These measures have unfortunately not provided an acceptable result in terms of a long term and sustainable solution. The measures in question, costing in the region of £150k (<i>for the whole Whiterock LC building the majority of which has been spent in the last two years on the pavilion changing facilities</i>), include:</p> <ol style="list-style-type: none"> 1. Clean, disinfection and flushing of the centre 2. Removal of dead legs throughout and little used outlets to first floor changing 3. Removal, strip down, disinfection and reinstatement of pavilion showers 4. Installation of chlorine dioxide units 5. Replacement showers and thermostatic mixing valves to pavilion 6. Installation of copper silver ionisation unit 7. Thermal disinfection and flushing of the centre.
3.4	The pavilion has been closed over the summer months to facilitate continuous investigations and remedial work. Given the consistently elevated readings being recorded the pavilion will have to remain closed. Shared use of the internal leisure centre

changing is not a practical option due to space and access restrictions. In order to provide changing facilities for our synthetic pitch users the following options have been identified:

a) A complete strip out and refit of the hot water supply to the pavilion.

- This would require extensive and invasive building work and would involve the replacement of all storage tanks, heating systems, pipework and outlet fittings.
- Although this work has not been formally specified and costed, estimates suggest that the cost is likely to exceed £250k.

b) Decommission the showers to the pavilion and provide a dry only changing facility.

- This would mean that clubs/teams would not have access to shower facilities. Although not unusual for outdoor pitches, this is something that may impact on league regulations and venue status/accreditation.
- We would still need to provide toilet and associated wash hand basins with hot water supply. In order to retain the toilet facilities within the existing pavilion, wash hand basins would need to be fitted with 'point of use' individual water heaters. This would require installation of up to twelve point of use heaters at a total cost of approximately £10,000.
- An alternative could be to install a portable standalone metal container toilet block outside the building to service pitch users. These are readily available and in regular use throughout Northern Ireland.
- Rental cost for six months would be approximately £4,000 including delivery plus installation and utility connection cost of approximately £5,000. Outright purchase is approximately £13,000 for a male/female unit plus installation and utility connection cost of approximately £5,000.
- Short term hire with a view to purchase may be considered as a viable way to provide an immediate and short term solution.
- If this option is chosen we would recommend an initial rental period of six months to allow time to evaluate long term viability and impact on users before committing to purchase.

c) Decommission the entire pavilion as a changing facility and provide external standalone portable facilities.

- This would involve the permanent closure of the pavilion with alternative

	<p>provision by way of a permanent two block changing container. These containers come with shower facilities and toilets in each changing room and a separate referee's room and addition externally accessible public toilet.</p> <ul style="list-style-type: none"> - This would allow for the long term continuation of changing and toilet facilities at the pitch site. - Short term hire with a view to purchase may be considered as a viable way to provide an immediate and short term solution. - Rental cost for six months would be approximately £7,000 including delivery plus installation and utility connection costs of approximately £5,000. Outright purchase is approximately £25,000 plus installation and utility connection cost of approximately £5,000. - If this option is chosen we would recommend an initial rental period of six months to allow time to evaluate long term viability and impact on users before committing to purchase.
3.5	<p>The loss of pavilion changing facilities at Whiterock is also impacting on the use of the Council's grass pitches in Falls Park. Traditionally 'Pitch 2' users in the park have had access to changing facilities in the Whiterock pavilion. Pitch 1 users have access to changing in the bowling pavilion in the park. The bowling pavilion cannot accommodate four teams when both pitches are in use.</p>
3.6	<p>A balanced view of the current situation and the options described above would indicate that total refurbishment of the existing water system (Option A) in the pavilion would be the most expensive option and could take in excess of six months to complete.</p>
3.7	<p>The installation of point of use water heaters to retain toilet provision in the pavilion would be relatively inexpensive. This option has a very good chance of solving the problem at the wash hand basins but would also permanently remove the shower facilities from the pavilion. Although we would retain access to dry changing rooms it is inevitable that some users and leagues would find this impractical. To retain the changing rooms as dry facilities the provision of an external self-contained toilet block (within Option B) could be considered as an alternative to the installation of point of use water heaters to existing wash hand basins.</p>
3.8	<p>We would recommend Option C. The decommissioning of all water supplies to the pavilion, while retaining changing rooms as a dry facility, along with the installation of</p>

	<p>rented standalone two block changing container with integrated referees room and toilet (for an initial trial period of six months). This would provide:</p> <ol style="list-style-type: none"> 1. Ongoing shower facilities 2. External access to toilet facilities for all users and spectators 3. The opportunity to decommission the entire water supply system to the pavilion <p><u>Financial & Resource Implications</u></p>	
3.9	Option A	Circa £250,000
	Option B	<p>With point of use water heaters in existing toilets circa £10,000</p> <p>With external toilet block container: 6 months rental circa £9,000</p> <p>Purchase circa £18,000</p>
	Option C	6 months rental circa £12,000 in year (within current Departmental budgets) with potential purchase costs circa £30,000
3.10	<p><u>Equality or Good Relations Implications</u></p> <p>There are equality and safeguarding considerations relating to the provision of shower and toilet facilities. The pitch at Whiterock caters for a range of clubs and organisation delivering sports activities to male and female participants of all ages and abilities.</p>	
4.0	Appendices – Documents Attached	
4.1	None	