



Subject:	Leisure Transformation Programme: Assets Update
Date:	24 th November 2017
Reporting Officer:	Ronan Cregan, Deputy Chief Executive Gerry Millar, Director of Property & Projects
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Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
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	This report updates Members on the development and implementation of the £105m leisure assets capital programme
2.0	Recommendations
2.1	The Committee is asked to note the contents of this report and Programme level – note the programme level update in respect of the new facilities under the leisure programme as outlined at 3.1-3.7 below

Project level

- **Whiterock** – note the proposed closure of the pool during the month of December in order to facilitate urgent repair works and that a full continuity plan is underway (see 3.8-3.10)
- **Church Lane** – note that the new state of the art city centre gym at Church Lane is due to officially open on 12th December 2017 and that all Members have been invited to a pre-opening event on Wednesday 29th November (see 3.11-3.12)

3.0 Main report

Programme level

3.1 Members will recall that they have agreed the design cost limits and the citywide USP strategy for the Council's £105m leisure programme which will ensure that the city has a unique offering in terms of its leisure provision and minimises any duplication of provision ensuring both balanced investment and value for money. A high level summary of the current status of all the projects is outlined below -

CENTRE	USP	BUDGET	STATUS
Olympia	Sports Village	£19m (£21.75m total - £2.75m DfC)	Centre completed. Works underway on outside phases. Due for completion May 2018
Andersonstown	Family fun leisure water	£25m	Demolition works underway.
Robinson	Aquatic Centre	£20	Site works underway
Brook	Outdoor Centre of Excellence	£15m	Works to commence in January
Avoniel	Outdoor Centre of Excellence	£8m	Stage 2 consultation to be undertaken (see 3.3 below)
Templemore	Spa and heritage	£12m (£17m total - £5m HLF)	Stage 2 consultation to be undertaken (see 3.3 below)
Girdwood	TBC	£6m	Discussions continuing with DfC

Andersonstown and Robinson

3.2 Members are asked to note that demolition works are continuing at Andersonstown and are due to be completed early next year while site preparation works are currently underway at Robinson. 'Cutting the sod' ceremonies for both sites were held in early November and were extensively picked up by local media. Photos of both projects are attached at Appendix 1.

Members are asked to note that the temporary car park at Andersonstown is due for completion by the end of November

Templemore and Avoniel – Stage 2 consultation

3.3 Regular communication and engagement is central to the success of the leisure programme. In June 2015 Members agreed that a three stage approach to consultation and engagement would be used for the capital redevelopment element of the LTP. In keeping with the approach to date it is now proposed that the Stage 2 consultation for Avoniel and Templemore is undertaken. Given the interdependencies between these projects it is proposed that this consultation is undertaken in tandem.

3.4 Members are asked to note that a series of consultation events, as detailed below, have now been arranged as part of this Stage 2 consultation. The costs for this will be met from the £2m leisure mobilisation budget which was previously agreed by Committee.

- **East AWG** - A special East AWG on leisure, at which the Stage 2 designs will be presented, has been scheduled for 22nd November
- **Public information sessions** – a number of public information sessions on the plans for Avoniel and Templemore have been scheduled from 5th-16th December. During these sessions the concept designs for the two new facilities will be displayed and attendees will be given the opportunity to provide feedback. Details of these events have been published in advance including advertisements in local newspapers, posters and leaflets, social media and the Council website. See Appendix 2 for details

3.5 Other key stakeholders in each of the areas (i.e. East Belfast Partnership) alongside key user groups such as schools, clubs and community organisations will also be proactively targeted. The consultation plan has previously been presented to the Council's Equality Forum and it is intended to continue to use this group to identify groups who may require specific workshops or alternative arrangements

3.6 In addition the concept designs will also be presented on the new 'Citizen Space' online consultation platform. This will ensure that those people who are unable or unwilling to attend one of the information sessions will still have the opportunity to provide feedback.

3.7 It is important however for Members to understand that there is very **limited opportunity to amend the Stage 2 designs without having a significant impact on the budget and/or programme**

Project level

Whiterock

3.8 Members are asked to note that earlier this year a series of leaks from the pool at Whiterock were detected and an invasive structural report was undertaken to determine the cause of the leaks. This report has now been submitted to the Council and has identified that there is corrosion of the pool reinforcement as well as a number of identified leaks linked to the pool drainage channels that is contributing to the corrosion. The report recommended urgent remedial action is undertaken in order to mitigate against the risk of further damage and recommended that the following works are undertaken -

- Minor concrete repairs to the underside of the pool
- Relining of the entire pool drainage channel around the perimeter of the pool including 300mm of the pool bank and pool wall.

3.9 The report also recommended that the works are undertaken as quickly as possible to prevent

	<p>the damage to the pool getting worse. Members are asked to note that it is proposed that these works are undertaken in December. However Members are asked to note that the scope of the works means that there is no alternative but to close the pool in order to facilitate the works and this will require the closure of the pool at Whiterock during the month of December.</p> <p>3.10 It is appreciated that with any closure there will be an inconvenience for users however Members are asked to note that a full business continuity plan is in place for these works and all users have been communicated with since the end of October including swim schools, schools and clubs. Members are also asked to note that the seasonal drop off in usage in December will minimise the impact on users. During the closure period staff will be offered the chance to take leave or work shifts at alternative centres where suitable. Staffing levels will remain compliant with evacuations and operational requirements</p> <p>Church Lane</p> <p>3.11 Members will be aware that works have been progressing on the new state of the art city centre gym at Church Lane and are asked to note that these are due for completion at the end of the month. All Councillors and Active Belfast Board members have been invited to take a first look at the new facility on Wednesday 29th November (5pm-7pm) in advance of the official opening on Tuesday 12th December</p> <p>3.12 Members are asked to note that this centre will be a best in class facility combining cutting edge technology and state of the art equipment including an innovative functional area using the Prama product which is the first in Northern Ireland and second in U.K. The functional area has interactive floor and walls accompanied by co-ordinated music, lighting and timing to create an immersive experience for users. The centre has cutting edge technology with facial recognition access and will be a cashless operation. In addition in support of cycle to work schemes and the Council's objectives under sustainable transport a safe cycle storage area will provide secure space for 40 bikes at the rear of the building</p>
3.13	<p><u>Financial & Resource Implications</u></p> <p>Financial – The design costs limits for each centre were agreed by Committee in April 2015 as part of the overall £105m leisure programme.</p> <p>Stage 2 consultation Avoniel and Templemore – will be covered from the £2m leisure mobilisation budget</p> <p>Whiterock – to be taken forward under in-year non-recurrent</p>
3.14	<p><u>Equality or Good Relations Implications</u></p> <p>There are no direct equality implications</p>

4.0	Appendices – Documents Attached
	Appendix 1 – Photos – Andersonstown and Robinson Appendix 2 – List of consultation sessions – Stage 2 designs Avoniel and Templemore