

TONBRIDGE & MALLING BOROUGH COUNCIL

LEISURE and ARTS ADVISORY BOARD

15 September 2014

**Report of the Director of Street Scene & Leisure and the
Cabinet Member for Leisure, Youth and Arts**

Part 1- Public

**Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken
by the Cabinet Member)**

1 INDOOR LEISURE – CAPITAL PLAN PROJECTS

Summary

The report outlines progress in relation to the refurbishment of the Health Suite and the provision of LED lighting in the sports hall at Larkfield Leisure Centre.

1.1 Background

1.1.1 Members will be aware that there are currently two schemes for Larkfield Leisure Centre funded within List A of the Capital Plan in the current financial year. The schemes are the refurbishment of the existing Health Suite (£240,000) and the installation of LED lights in the sports hall (£40,000).

1.2 Health Suite Refurbishment

1.2.1 The original Capital Plan evaluation of the Health Suite refurbishment was reported to Finance, Innovation & Property Advisory Board on 8 January 2014, identifying the benefits of the scheme as maintaining Lifestyles membership and income levels, reducing maintenance costs and increasing customer satisfaction.

1.2.2 The Health Suite is currently in a relatively poor condition compared to other areas of the Centre with deterioration of the walls and floors. The works (excluding fees and contingencies), together with the like for like replacement of existing features (sauna, steam room, spa baths) were estimated to cost in the region of £220,000.

1.2.3 Further to the report on procurement of the works to this Board on 10 June 2014, tenders have now been received. Unfortunately, the lowest tender was £299,592, significantly above the pre-tender estimate.

1.2.4 Taking this into consideration a fundamental review of the project is now being undertaken in liaison with the Council's Building & Facilities Manager and the Leisure Trust and options on the proposed way forward are being considered. The outcome of the review will be considered by the Finance, Innovation &

Property Advisory Board on the 7 January 2015 as part of the Capital Plan Review process.

1.3 LED lighting

- 1.3.1 A scheme to replace the existing light fittings in the Sports Hall at the Leisure Centre with LED fittings was identified as an “invest to save” scheme that will reduce energy consumption and lower costs. There are currently 120 fluorescent lamps in 60 fittings and the proposal is to reduce this to approximately 38 new LED high bay fittings.
- 1.3.2 The Sports Hall is in use for up to 16 hours per day, seven days a week and is consequently lit for over 5,000 hours per annum. The current lamps have a life expectancy of around 10,000 hours and are, therefore, generally replaced every two years with ad hoc replacements in between. Replacement of individual fittings is an onerous and time consuming task requiring a scaffold tower to be erected. The proposed LED fittings have a life expectancy of 50,000 hours.
- 1.3.3 The replacement will result in increased energy efficiency and extended life expectancy reducing maintenance costs. It is also planned to amend the wiring of the circuits to allow switching of individual courts and activation by motion sensor, which is not currently possible.
- 1.3.4 The Buildings & Facilities Manager has placed an order with the LASER energy group (a trading arm of Kent County Council) to procure and install the fittings and amend the circuits through a procurement framework, with installation expected to take place in September 2014. A verbal update on progress will be given at the Board.
- 1.3.5 The project will be delivered within the approved budget of £40,000. The Leisure Trust Board has agreed to reduce the annual Service Fee payable by the Council by £1,800 per annum upon completion. This saving will be reflected in revised revenue budgets.

1.4 Legal Implications

- 1.4.1 The procurement process of the two projects was progressed in accordance with the Council’s Contract Procedure Rules.

1.5 Financial and Value for Money Considerations

- 1.5.1 As outlined in the report.

1.6 Risk Assessment

- 1.6.1 The projects benefit a number of ambitions related to improvement and maintenance of the fabric of the buildings, sustainability, contribution to tackling the effects of climate change and economic efficiency. Failure to do so may result

in loss of public perception, increase in expenditure and a failure to reduce carbon emissions.

1.7 Equality Impact Assessment

1.7.1 See 'Screening for equality impacts' table at end of report.

1.8 Policy Considerations

1.8.1 Asset Management, Biodiversity & Sustainability, Business Continuity/Resilience.

1.9 Recommendation

1.9.1 It is **RECOMMENDED TO CABINET** that a review of the Health Suite Refurbishment project at Larkfield Leisure Centre be considered by the Finance, Innovation & Property Advisory Board on the 7 January 2015 as part of the Capital Plan Review process.

The Director of Street Scene and Leisure confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and policy Framework.

Background papers:

contact: Stephen Gregg

Nil

Robert Styles
Director of Street Scene and Leisure

Maria Heslop
Cabinet Member for Leisure, Youth and Arts

Screening for equality impacts:		
Question	Answer	Explanation of impacts
a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	Capital projects with no related equalities issues.
b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	No	As above.
c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		

In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above.