



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Council

2 September 2021

Report of: Councillor Barry Dobson

The Deputy Leader of the Council



Deepings Leisure Centre

In consideration of the current condition of Deepings Leisure Centre, and the significant risk to the health and safety of the staff and customers, Deepings Leisure Centre is currently temporarily closed.

Members of the Cabinet have previously considered and endorsed a report which recommended that South Kesteven District Council cease the management and operation of the leisure centre, and as a result, further recommended that an extraordinary meeting of the Council be called to allow all Members to debate and consider the future of Deepings Leisure Centre.

Report Author

Karen Whitfield, Head of Leisure



07976 854538



karen.whitfield@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Healthy and Strong Communities	Key	Two or more Wards

Reviewed by:	Richard Wyles, Assistant Director of Finance	23 August 2021
Approved by:	Karen Bradford, Chief Executive	24 August 2021
Signed off by:	Councillor Barry Dobson, The Deputy Leader of the Council	24 August 2021

Recommendations to the decision makers

- Approves that notice is provided to Lincolnshire County Council that South Kesteven District Council will cease the management of Deepings Leisure Centre and vacate the building with immediate effect.

- 2. Notes the shared ambition of South Kesteven District Council and Lincolnshire County Council to deliver a replacement leisure centre in the Deepings, subject to the development being affordable and the appropriate allocation of land in the Local Plan refresh.**
- 3. Notes the ongoing work to develop a business case to secure the ongoing provision of outdoor activity on the Linchfield Road Playing Fields and provides delegated authority to the Director of Growth and Culture, in consultation with the S151 Officer, to implement the findings.**
- 4. Agrees to receive a further report to the appropriate committee to assess the financial implication on the management fee between South Kesteven District Council and LeisureSK Ltd, in response to the cessation of the management of Deepings Leisure Centre.**

1 The Background to the Report

- 1.1 On the 17 August 2021, in consideration of a report on the age and condition of Deepings Leisure Centre, Cabinet made two recommendations:
- a) A deferment to an extraordinary meeting of the Council at the earliest convenience in accordance with paragraph 4.4.3(a) of the Constitution.
 - b) That the leisure centre building should remain closed on health and safety grounds, until the matter could be fully considered at the extraordinary meeting of Council.
- 1.2 This report contains the information presented to Cabinet on the 17 August 2021, additional information has also been included to provide clarification on some of the points raised at the meeting. The original report considered by Cabinet has been included as Appendix One to this report.
- 1.3 On 29 July 2021, in consideration of the significant health and safety risk to the public and staff, the Chief Executive, in consultation with the Leader of the Council and the Cabinet Member for Leisure, took the decision to temporarily close Deepings Leisure Centre using the emergency powers available under Article 16 of the Constitution.
- 1.4 Having been built in 1974, Deepings Leisure Centre is the oldest in the Council's leisure portfolio. Although the leisure facility has been managed by South Kesteven District Council (the Council) since it was built, the building and land upon which it is situated, is owned by Lincolnshire County Council (LCC).
- 1.5 There have never been any formal leasehold arrangements in place between LCC and the Council. Therefore, the respective responsibilities of each organisation are not formally documented. Historically LCC paid a contribution of £124,000 per year to the Council to support the use of the centre by Deepings School, and the Council have been responsible for repairing and maintaining the leisure centre building and car park, together with the playing fields on Linchfield Road.
- 1.6 Use of Deepings Leisure Centre is shared between the Council and The Anthem Trust (Deepings School). Deepings School has the use of the swimming pool, sports hall and playing fields during the day on a term-time basis, in return for an annual fee which is budgeted to be £35,600 in 2021/22. This relationship has never been formally documented with the previous contractor.
- 1.7 Due to the shared use of the leisure centre, there has been limited informal opportunity for the community to swim and this has been a source of complaint for many years. A percentage breakdown of the pool timetable, which was in use prior to the temporary closure, demonstrates the following utilisation:
- | | |
|-------------------|-----|
| School use | 52% |
| Swimming lessons | 14% |
| Swimming club | 18% |
| General lane swim | 16% |
- 1.8 Prior to the temporary closure, in line with the leisure centre's COVID recovery plans, the pool opening hours were 6am to 9pm Monday to Friday, and from 8am to 4pm on a Saturday and Sunday.

- 1.9 Whilst the percentage breakdown utilisation of the sports hall and playing fields is similar, the Council is responsible for the entire costs of maintaining and running the leisure centre and associated playing fields. The fee currently paid by the school equates to £187 per day for the exclusive use of the three areas of the facilities term-time, as a result of which the Council has been significantly subsidising Deepings School, who are an Academy.
- 1.10 In addition to this, during the school day Deepings School manage the swim programme for local schools. In doing so they are sub-leasing the facilities and taking the bookings, providing the teaching staff and receiving the resulting income.
- 1.11 Since January 2021 LeisureSK Ltd has been in talks with Deepings Swim Club around the hire fees charged, and to attempt to free up some additional pool time for the local community to swim informally.
- 1.12 When Deepings Leisure Centre re-opened after the first national lockdown, it became apparent that, due to an administrative error, the club had been under-charged for their use of the pool for some time. In remedying this error, an increase of £1.97 per lane per hour was applied, bringing the charge to the correct rate of £9.71 per lane per hour.
- 1.13 Despite this rate comparing favourably to other local pools, and Swim England providing advice that all swimming clubs should accept the need for them to pay a fair price to ensure the facilities they depend on can be sustained, a stepped increase to the correct fee was agreed in order to support the club. This represents LeisureSK Ltd, and ultimately the Council, providing a subsidy to the swimming club who are an independent organisation.
- 1.14 As part of the negotiations with Deepings Swimming Club, LeisureSK Ltd offered a reduced rate should the club want to take up an offer to utilise off peak times at Stamford Leisure Centre and Bourne Leisure Centre for some of their training sessions. Prior to the temporary closure of Deepings Leisure Centre, LeisureSK Ltd were in talks with the club but no agreement had been reached.
- 1.15 In 2012 LCC provided notice to the Council that their annual contribution of £124,000, which had been provided to support the sharing arrangements with Deepings School, would cease on the 31 March 2014. At this time LCC also notified the Council that it was their intention to transfer a leasehold interest in the leisure centre, car park and Linchfield Road Playing Fields to Deepings School as part of an academy transfer process.
- 1.16 The Council were further advised that they would subsequently need to negotiate the ongoing use of the leisure centre, and the terms of a sub-lease, with Deepings School. To date the leasehold arrangements between LCC and Deepings School have never been finalised, although this work is now in progress.
- 1.17 Since 2014 there have been numerous attempts to agree the proposed terms of a subsequent lease between SKDC and Deepings School, once the lease arrangements between the school and LCC were finalised. No agreement was reached. In 2017, talks stalled as the Council declared an ambition to build a new leisure centre in the Deepings to replace the existing facility.
- 1.18 The Council have continued to repair and maintain the existing leisure facility, including the car park and the playing fields. Under the previous leisure contract arrangement with Leisure in the Community (trading as 1Life), and the current arrangement with LeisureSK Ltd, the Council has been responsible for:
 - (a) any repairs and maintenance over £500

(b) the maintenance of mechanical and electrical systems across all four leisure centres (in Bourne, Grantham, Stamford and the Deepings).

- 1.19 The mechanical and electrical plant at Deepings Leisure Centre are the original installations from 1974. The Council has been in a contractual relationship with Briggs and Forrester (formerly CES) for over 20 years. Under the terms of the contract, Briggs and Forrester have been responsible for planned preventative maintenance, and have also undertaken reactive repairs, as and when necessary. This work has been intrinsic in keeping the aging plant equipment operational for so long.
- 1.20 Despite this, in line with its age, Deepings Leisure Centre is now showing major signs of deterioration. The most significant issue is the failure of the roof which leaks, and for which a series of repairs have taken place over many years.
- 1.21 Since April 2021, these issues have escalated significantly. The leisure centre is now suffering from water ingress throughout the whole building, with the sports hall, corridors, swimming pool area and squash courts the most affected areas.
- 1.22 In response, the Council commissioned Siddle Grimley Hage to undertake a structural roof survey to assess whether it was safe for the leisure centre to remain operational. Their survey report confirmed that, at that time, there were no immediate health and safety concerns in relation to the existing roof structure being compromised and the roof loading calculations were found to be within acceptable tolerances. However, the report did recommend that a further survey of the roof should take place prior to winter, as even the accumulation of laying snow could place too much additional load and stress.
- 1.23 The roof survey also confirmed that it would not be possible to add an additional layer (membrane) to the roof, as this also would place too much extra stress on the existing roof structure. The report concluded that the only option that would ensure that the roof was safe and watertight, was to remove the existing surface and seek complete replacement.
- 1.24 The leaks into the building have caused operational health and safety risks, particularly in relation to potential slips and falls resulting from standing water. LeisureSK Ltd have worked with their independent health and safety providers, Right Directions, to mitigate these operational risks. This has included amending the risk assessments and operating procedures to restrict access to affected areas, or to completely close areas off if necessary.
- 1.25 Whilst this action has minimised the risk of injury, this has resulted in reputational risk for the Council, especially as activities frequently have had to be cancelled at short notice.
- 1.26 In addition to the roof leaks, there are other significant issues impacting the ongoing operation of the centre. In June 2021, the Council received a report from their maintenance contractor that one of the two boilers was beyond repair. Prior to the temporary closure of Deepings Leisure Centre, the facility was running on the remaining boiler, which is of a similar age and condition and could fail at any time.
- 1.27 In May 2021, the Council wrote to LCC highlighting the critical maintenance issues. Since then, discussions have continued between the two organisations and a building condition survey was commissioned by LCC and subsequently shared with the Council.

The following table details the remedial work identified within the building condition survey, and the estimated associated costs. As is standard practice, LCC have confirmed that the costs have been based on a schedule of rates from various industry sources and the gross

internal area of the building. The only exception to this is the roofing cost, which has been provided by one of their contractors.

Results of Building Condition Survey

Rectification	£
Roof replacement	684,451
Treatment to external cladding	39,484
Replacement boilers	98,709
Replacement passenger lift	52,645
Replacement water filter for the plant room	13,161
Work to replace internal ceilings damaged by water	65,806
Work to replace water damaged flooring	26,323
Repair to staff room damaged by water	13,161
Replacement of sports hall floor	9,871
Replacement windows	46,064
Internal redecoration	26,322
External redecoration	26,322
Rectify flooding issues in the plant room	6,581
Resurface car park and access road	39,484
Replacement fire doors	39,484
TOTAL	£1,187,868

- 1.28 Whilst the above items have been identified in the building condition survey the Council, as the operator of the leisure centre, are aware of additional repair and replacement items which will necessitate further investment if the leisure centre is to be reopened. The Council's mechanical and electrical contractor, Briggs and Forrester, have confirmed that the air handling system is deteriorating and showing significant signs of rust. It is their view that the system is approaching end of life and is obsolete. The costs associated with replacing this would be an additional £187,000.
- 1.29 A visual inspection of the pool shows significant areas require regrouting, and in some areas some of the tiles are split and lifting away leaving exposed sharp edges. Both issues present a risk of injury to customers, especially in relation to potential cuts to feet and toes. Currently it is impossible to estimate the cost of the remedial work without undertaking an underwater survey of the pool to obtain a quotation.
- 1.30 The condition survey confirms that the car park requires resurfacing works. Due to the health and safety risk presented, the most significant potholes, which were adjacent to the bus park, have since been patch repaired. An assessment of the condition of the remainder of the car park will need to be made.
- 1.31 In addition to the above, a visual inspection of the brick wall at the deep end of the swimming pool shows that the bricks are deteriorating and crumbling. This will require further

investigation to establish whether the wall can be repaired or whether the damage is significant.

- 1.32 There are some concerns which have been raised about the loading capacity of the floor of the fitness suite, and whether this is structurally sound. This too will require further investigation.
- 1.33 Prior to the temporary closure, there was no working lift within Deepings Leisure Centre. Should investment be made into the centre to rectify the health and safety issues, it would also be appropriate to consider providing a passenger lift. This would ensure that the leisure centre is fully accessible for all the local community.
- 1.34 Additional works are also required within the plant room to ensure the continued operation of the swimming pool. As part of the schedule of routine maintenance undertaken, the filter media in all four filters requires replacement.
- 1.35 In addition to the health and safety considerations, there are some issues which, although are not dangerous, do not make for a pleasant customer experience. This includes blown windows on the poolside and the floors lifting in the changing rooms.
- 1.36 The Council has commissioned Paul Weston Architect and Caston Cost Consultants to review the costings provided by LCC in the condition survey, and to also provide expert opinion on the costs of the residual work identified by the Council. This work will follow as a supplementary update prior to the meeting of the Council on 2 September 2021.
- 1.37 The Leaders and Chief Executives of the Council and LCC recently met to discuss Deepings Leisure Centre and the results of the building condition survey. At that meeting, both parties agreed that Deepings Leisure Centre is now past its economic and operational life and, considering the significant imminent health and safety risk, the only option was for the Council to cease the operation of the building as soon as possible.
- 1.38 Following this it was proposed that the Council would vacate the building as soon as practically possible and that the Councils would work together to agree security arrangements and demolition of the site.
- 1.39 On the 27 July 2021, it became clear that the situation with the roof at Deepings Leisure Centre was deteriorating rapidly. During a period of heavy rainfall, significant leaks were experienced throughout the building. As a result, the lights in the pool hall were affected and a piece of roof debris was found in the pool.
- 1.40 Given the increased risk to the health and safety of the staff and customers, the Chief Executive of the Council used the emergency powers within the Constitution to temporarily close Deepings Leisure Centre in advance of a decision on the longer-term position.
- 1.41 The Council has been continuing with feasibility work for a replacement leisure centre for the Deepings. As part of this work, various schemes of development have been considered, including the level of capital investment required and the operational business plan.
- 1.42 In September 2019 the Linchfield Road Playing Field site was originally identified as the Council's preferred site for the potential development of a new leisure centre. Whilst a leisure centre development on this site is still a possibility, the work undertaken to date has identified that, due to the required scale and size required of such a facility, this site may not be the optimum location. The Council have also been made aware of concerns from residents and local organisations around the current traffic and parking situation in the areas of Linchfield Road and Spalding Road in Deeping St James.

- 1.43 The capital development costs and business plan have demonstrated that a development at this time would present a significant financial pressure for the Council at a time when it is already facing financial deficits from 2022/23. Therefore, any decision regarding a significant development would require a clear demonstration of affordability.
- 1.44 However, following the meeting between the respective Leaders and Chief Executives of the Council and LCC, there is an ongoing shared ambition to provide a replacement leisure centre in the Deepings and to identify a suitable location. An alternative option for a replacement leisure centre for the Deepings could be a joint residential and leisure development on the Millfield Road site, which is currently owned by LCC.
- 1.45 Talks are continuing between the two Councils to explore the possibility of applying for the Millfield Road site to be allocated for development within the refresh of the Local Plan which is currently ongoing. The current timescale for the adoption of the refreshed Local Plan is December 2024.

Should this joint ambition be achievable, both parties will work together to explore potential Section 106 funding to offset some of the cost of development, which could enable the development to be more affordable.

2 Consultation and Feedback Received, Including Overview and Scrutiny

- 2.1 Prior to the meeting of the Cabinet on the 17 August 2021, confidential briefings were held with the Conservative Group, the Independent Group, and the Labour Group to fully appraise them of the urgent nature and contents of the report to be considered at the meeting.
- 2.2 The Chairman and Vice-Chairman of the Council's Culture and Visitor Economy Overview and Scrutiny Committee were also consulted prior to the meeting of the Cabinet held on the 17 August 2021.

3 Available Options Considered

3.1 Do Nothing

The results of the building condition survey undertaken have confirmed that doing nothing is not an option and that significant investment is required in Deepings Leisure Centre if the Council are to continue to operate it.

Deepings Leisure Centre is currently temporarily closed due to the condition of the building and the identified health and safety risks to staff and customers.

3.2 Invest in the Current Facility

The building condition survey undertaken by LCC has identified that circa £1.2 million of investment is required to rectify the repairs necessary. The Council have commissioned a review of the costings provided by LCC and also requested further information on the costs associated with the additional items identified.

An assessment would have to be made whether any investment would result in an enhancement to the life of the existing building in order to determine whether borrowing could be undertaken to fund the works. If it could not be demonstrated that the life of the building would be extended, then funding would need allocating from the Council's revenue reserves.

Whilst any investment would bring the centre to a level where it could be operated safely, it is unlikely that this would have an impact or significant improvement in the level of income generated by the current centre.

As the building will continue to deteriorate in line with its age, any investment will need to be carefully considered. In addition, although the leisure facility has been managed by the Council, the building and land is owned by LCC, who are currently in the process of transferring the land to Deepings School.

Should the Council decide to make any investment into the existing leisure centre, both LCC and Deepings School would need to agree that the Council could secure a legal interest in the building in order to protect any investment made. In addition, there would need to be a fair approach to ensuring the wider community could access the facility, and that any organisations using the leisure centre paid a fair proportion of the costs.

3.3 Develop a new leisure centre in the Deepings

Feasibility work on the development of a new leisure centre for the Deepings is continuing. As detailed within this report, there is now a joint ambition between the Council and LCC to bring forward a new leisure centre development in the Deepings.

The Council will continue to work with LCC to explore options around the Millfield Road site and whether this site can be submitted for consideration as part of the Local Plan refresh.

The Council will continue to assess this option alongside the previously proposed site at Linchfield Road, and any further opportunities which may arise. Any development will be dependent on a funding strategy and the operational business plan, which will need to take account of the Council's other priorities and financial commitments.

4 Preferred Option

4.1 The preferred option is that the leisure centre remains closed, and that the Council provides notice to LCC of its intention to permanently cease the operation of Deepings Leisure Centre due to serious health and safety concerns in relation to the building.

4.2 That the Council remove any fixtures, fittings, and equipment as soon as practicable.

4.3 The Council continues to work with LCC to explore the joint ambition to develop a new leisure centre on Millfield Road, including exploring potential options for Section 106 funding.

5 Reasons for the Recommendations

5.1 Deepings Leisure Centre has reached the end of its operational life due to the age and condition of the building. There are significant health and safety and reputational risks associated with the continued operation of the existing leisure centre.

5.2 Although the leisure centre has been operated by the Council since it was built in 1974, the land and building are owned by LCC. Discussions have been held between the two organisations and LCC agreed that the Council should cease the operation of the leisure centre on health and safety grounds.

5.3 Securing the continuation of outdoor activity on the Linchfield Road Playing Fields will ensure that the community can continue to benefit from these facilities.

- 5.4 The Council will need to fully assess the impact of the potential permanent closure of Deepings Leisure Centre on the business plan for LeisureSK Ltd, this will include any changes to the management fee payable.

6 Next Steps – Communication and Implementation of the Decision

- 6.1 Some initial work has been carried out to identify the options for the existing customers of Deepings Leisure Centre. Due to the ongoing impact of the pandemic, the other leisure centres are currently operating at just over 50% of pre-COVID-19 levels of usage. As a result, there is reasonable capacity within the remaining three leisure centres (Bourne, Grantham and Stamford) to accommodate some of the additional demand resulting from the closure of Deepings Leisure Centre.
- 6.2 Customers of Deepings Leisure Centre have been kept up to date with the current situation and extended period of temporary closure. The management of the leisure centre are communicating with customers around their specific needs and issues.
- 6.3 A total of 28 staff would be impacted by the permanent closure of Deepings Leisure Centre, six staff are employed full-time, with the remainder a mixture of part-time and casual employees.
- 6.4 Pre-COVID-19, the total number of staff employed by 1Life across all four centres was 243. By January 2021, this number had been reduced to 115 employees, who were transferred to LeisureSK Ltd. As COVID-19 restrictions continue to ease, opportunities will be explored to redeploy the affected staff across the remaining three leisure centres. All affected staff will be fully consulted regarding their options.
- 6.5 This work will be supported by The HR Branch who provide HR support and guidance to LeisureSK Ltd. An initial meeting has been held with the affected employees and they are being fully consulted and kept up to speed with the current situation. The Council, LeisureSK Ltd and The HR Branch will continue to support all employees affected and will assess the personal implications and opportunities for each of them.
- 6.6 A Communications Plan has been developed which identifies all stakeholders, partner organisations and users, together with appropriate methods of communication of the next steps and options for each.
- 6.7 Together with the Council, the Directors of LeisureSK Ltd will be responsible for assessing the impact of the closure on the business plan for the company and for ensuring that any statutory consultations are carried out effectively.
- 6.8 A business case will be developed to consider options around the continued operation of the Linchfield Road Playing Fields, for the benefit of the local community and Deepings School.

7 Financial Implications

- 7.1 The projected costs of the immediate repairs to the facility as set out in the body of this report are unbudgeted revenue expenditure costs and would require a Council decision to amend the budget framework. If the expenditure is approved, then this would be funded from revenue reserves accordingly. The Council is not able to borrow to fund revenue costs and therefore would need to rely on its revenue reserves to fund any works.
- 7.2 Should any repair and remedial works be undertaken then Council's Financial Regulations and Contract Procedure Rules would need to be adhered to.

- 7.3 Should the decision be taken to cease the management of the facility, then the management fee that is payable to LeisureSK Ltd will need reviewing to reflect the reduction in the number of operational venues. Furthermore, there will be a number of other budgetary implications that will require consideration at a future meeting.

Financial Implications reviewed by: Richard Wyles, Assistant Director of Finance and s151 Officer.

8 Legal and Governance Implications

- 8.1 In assessing the options open to the Council, legal advice has been received that, in the absence of any formal arrangements, the Council have been occupying Deepings Leisure Centre as 'tenants at will'. As such the Council currently has no legal interest in the building. Furthermore, the legal advice received has confirmed that despite the Council being historically responsible for the ongoing repair and maintenance of the current centre, there is no ongoing legal obligation for this to continue.

Legal Implications reviewed by: Mandy Braithwaite, Legal Executive

9 Equality and Safeguarding Implications

- 9.1 Both the Council and LeisureSK Ltd have Equality and Diversity policies in place which ensure that all staff and customers of Deepings Leisure Centre are treated equally and fairly.
- 9.2 An Equalities Impact Assessment is attached to this report at Appendix Two. This has been carried out to determine how a decision to cease the operation and management of Deepings Leisure Centre would affect the users of the leisure centre, and those with protected characteristics.
- 9.3 The Council do not underestimate the impact the permanent closure of Deepings Leisure Centre will have on the local community. The results of the Equality Impact Assessment demonstrate that the proposed closure will negatively impact on groups from all the protected characteristics who, along with other customers, would no longer be able to undertake activity at the leisure centre.
- 9.4 As a counter to this negative impact, there are three other Council-owned facilities within the district which customers will be encouraged to use. In addition to this there are other private facilities available. Whilst this may not be the preferred option for the existing users, this does mitigate the impact in some part.
- 9.5 The recommendations within this report support the development of a business case to secure the ongoing provision of outdoor activity on the Linchfield Road Playing Fields. Whilst this is developed, the Council will continue to provide support and ensure that the outdoor facilities remain open. This action will limit the wider implications on the local community, and, in addition, the development of a district wide Sports and Physical Activity Strategy will identify and support opportunities for increased participation in physical activity across the district.
- 9.6 All users of the centre have received regular communications to keep them informed of the current situation. The management and staff of Deepings Leisure Centre are having ongoing conversations with users around any specific concerns or needs.

10 Risk and Mitigation

- 10.1 In its current condition, Deepings Leisure Centre presents a significant health and safety risk to customers and staff. For this reason, the building has remained closed pending a decision from an extraordinary meeting of Council.
- 10.2 If the recommendations within this report are supported, the Council will work proactively with LCC to vacate the Leisure Centre as soon as practically possible and continue to discuss funding solutions to facilitate an early demolition of the site.
- 10.3 The Council have secured the ongoing assistance of Athene Communications to manage a full Communications Plan to support the potential closure of Deepings Leisure Centre. This will include a joint approach to any press or media statements in collaboration with LCC.

11 Community Safety Implications

- 11.1 The Council has a statutory duty under health and safety law to ensure that any premises and equipment that are used are safe.

12 How will the recommendations support South Kesteven District Council's declaration of a climate emergency?

- 12.1 The Council's four leisure centres currently account for 41.5% of the Council's carbon emissions.
- 12.2 There is no mains gas feed for Deepings Leisure Centre and the centre is fuelled by oil. Despite oil having a higher energy content it does result in particulate emissions 130 times higher than burning natural gas.
- 12.3 Whilst the provision of a new leisure centre for the Deepings is currently being considered, any new centre will be designed and built in line with current building standards. This will include a new efficient boiler and associated plan which will continue to assist the Council in reducing its carbon footprint.

13 Other Implications (where significant)

- 13.1 Any decision to close Deepings Leisure Centre would result in a lack of access to the sports hall and sports facilities by Deepings School. LCC has confirmed that if the leisure centre ceases its operation, it will support the school to secure a suitable sports hall solution in the short-term.

14 Appendices

- 14.1 Appendix One – Report to Cabinet 17 August 2021
- 14.2 Appendix Two – Equality Impact Assessment.
- 14.3 Appendix Three – Video of pool roof leak
- 14.4 Appendix Four – Video of sports hall leak
- 14.5 Appendix Five – Video of flooding in cellar and corridor
- 14.6 Appendix Six – Video of café roof leak
- 14.7 Appendices Three, Four, Five and Six can be accessed via the following link:
<http://moderngov.southkesteven.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13793>