



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee

26th November 2024

Report of Councillor Richard Cleaver,
Cabinet Member for Property and
Public Engagement

Leisure Centres Maintenance Update

Report Author

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Purpose of Report

This report provides an update on the ongoing maintenance programme of the Council operated leisure centres.

Recommendations

The Committee is asked to note the contents of the report and provide any views or comments accordingly.

Decision Information

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Connecting communities
Sustainable South Kesteven
Effective council

Which wards are impacted? All (All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The current year budget includes a maintenance allocation of £1m to respond to both reactive maintenance and to provide funding towards the development of a pipeline of planned maintenance schemes. Given the level of maintenance backlog, further budget allocations will need to be considered both in the short and the medium term. The prioritisation of financial resources will be undertaken in accordance with the criteria set out in the Maintenance Strategy.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 The Council is legally responsible for the assets associated with the leisure centres it operates, which includes maintenance. This report outlines the implementation of the Council's agreed maintenance strategy. There are no significant legal or governance implications arising from this report, which is for noting.

Completed by: Graham Watts – Monitoring Officer

Climate Change

- 1.3 Leisure buildings are responsible for 41% of carbon emissions in South Kesteven District Council's carbon baseline. A programme of updates across the centres to improve energy efficiency, reduce electricity and gas use, and install new renewable energy measures is ongoing and has resulted in a marked decrease in operational carbon emissions.

Completed by: Serena Brown, Sustainability and Climate Change Manager

2. Background to the Report

2.1. The Council is responsible for the maintenance for a number of operational assets and has recently approved a Maintenance Strategy ([Agenda for Cabinet on Tuesday, 10th September, 2024, 10.00 am | South Kesteven District Council](#)) in order to establish a criteria for the allocation of funding to deal with maintenance – both responsive and planned. In summary the assets the Council has maintenance responsibility for are:

Operational portfolio

- Civic buildings – our main civic office buildings
- Environment buildings – including waste depots or parks buildings.
- Community buildings – community centres
- Art Centres and Theatres

Non-Operational portfolio

- Leisure buildings – wet and dry sports centres
- Environment buildings – including sports pavilions, car parks & travellers' site
- Libraries and museums
- Historic buildings and monuments – St Leonard's Priory, Stamford
- Cemeteries and crematoria
- Investment properties
- Community assets - assets that the council intends to hold in perpetuity for public use including parks & recreation grounds, monuments, cemeteries and allotments.

2.2 A register of these assets is detailed in item 31 Maintenance Strategy - Appendix A. [Agenda for Cabinet on Tuesday, 10th September, 2024, 10.00 am | South Kesteven District Council](#). There is currently a high amount of backlog maintenance across the portfolio due to lack of investment over recent years. This is currently being addressed but given the scale of the backlog and the limited financial resources available, it will take a number of years to clear the backlog and move the Council into a planned maintenance programme rather than a reactive maintenance programme.

2.3 Property repairs are prioritised by their functional corporate importance. Decisions in respect of importance and service delivery are made in line with the approved allocation criteria.

2.4 These categories are split into the following areas:

Operational Assets

- Critical to core service or high-profile asset to be in the best possible condition, maximum availability required.
- Important to core service, asset to be in good condition operationally and aesthetically, minimum downtime.
- Core service, asset to be in compliant and in reasonable condition, able to meet operational and statutory requirements.

Non – Operational Assets

- Non-core service operational facility. Meets minimum acceptable statutory and operational requirements.
- Non-core service, non-operational property maintained to meet minimum statutory requirements only. Unoccupied and considered to be ancillary to requirements subject to asset review.
- Investment Property externally managed.

3. Key Considerations

3.1. The Authority has undertaken condition surveys for its properties in order to establish a basis for the physical condition of the buildings to assess its maintenance and repair status. These surveys are typically non-intrusive and are carried out by qualified professionals.

3.2. A condition assessment is then based on the real time data collected from the programmed condition surveys. The condition rating is a simple but comprehensive description of the overall condition of the building element expressed as complying with one of four categories:

Grade	Expression	Description
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Poor	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Bad	Life expired and/or serious risk of imminent failure.

Leisure Centres

3.3. This asset category currently carries the highest level of maintenance issues given the age and complexity of the assets. There are currently three leisure centres and one stadium within the portfolio. The two leisure centres at Bourne and Stamford are both over 30 years old and the Grantham Meres Leisure Centre and SK Stadium are both over 25 years old.

3.4. A condition survey has been undertaken for each of the venues and this has revealed the scale of the maintenance backlog that will require significant levels of funding in order to bring the venues up to an acceptable standard. Condition surveys

Building	22/23 Actual Spend (£)	22/23 – Condition Survey Required Spend (£)	23/24 - Actual Spend (£)	23/24 – Condition Survey Required Spend (£)	24/25 Budgeted Spend (£)	24/25 – Condition Survey Required Spend (£)	25/26 – Condition Survey Required Spend (£)	26/27 – Condition Survey Proposed Spend (£)
Stamford LC	55,016	232,296	63,033	244,175	330,184	141,421	90,962	78,260
Bourne LC	72,261	343,533	244,760	358,119	497,102	122,340	110,609	68,798
Meres LC	185,405	218,803	341,960	542,091	278,953	508,400	434,912	366,604
SK Sports Stadium	23,450	153,137	97,462	249,269	89,204	177,028	164,389	113,229
Totals	336,132	947,769	747,215	1,393,654	1,195,443	949,189	800,872	626,891

categorise work between D (bad) to A (good).

3.5. In order to respond to the D category works, increased investment commenced in 2023/24 and below is a summary of the work that has been undertaken to date:

3.6. Bourne Leisure Centre

Details	Amount (£)	Date Undertaken
Pool hall skylight replacement and guttering repairs	178,405	Completed Sept 2024
Pool Heating and Domestic Hot Water boiler replacement	98,360	Completed Jan 2024
Replacement cold water booster pumps	8,210	Completed August 2024
Wave machine control panel replacement and associated parts	43,545	Order raised, due to be brought back into operational use early 2025.
UV Filtration upgrade and replacement	29,952	Completed May 2023
Pool filter media replacement	30,460	Completed April 2023
Pool plant chemical upgrades	4,214	Completed March 2023
New pool covers	33,406	Completed April 2024

3.7. Stamford Leisure Pool

Details	Amount (£)	Date Undertaken
Wave machine control panel replacement and associated parts	38,000	Completed July 2024
Internal fire door replacement	17,151	Completed April 2024
Partial car park resurfacing	24,536	Completed Sept 2024
Replacement electrical distribution boards	7,792	3 Completed October 2024 - with 1 more to follow.
Pressurisation Unit replacement	15,264	Completed April 2023
Pool plant chemical upgrades	3,321	Completed March 2023
Replacement gym air conditioning	7,321	Completed May 2023
New pool covers	36,226	Completed April 2024

3.8. Grantham Meres Leisure Centre

Details	Amount (£)	Date Undertaken
Internal fire door replacement	107,219	Completed January 2024
Pool plant chemical upgrades	5,377	Completed March 2023
Table tennis centre sports hall flooring refurbishment	14,164 funded by the NHS	Completed February 2024
New intruder alarm installed	24,007	Completed December 23
3G Pitch LED Lighting Upgrade	22,338	Completed February 24
Main and Small Hall LED Lighting Upgrade	36,795	Completed April 24

3.9. Grantham Stadium

Details	Amount (£)	Date Undertaken
Main Stand Plant Room Upgrade	81,040	Completed September 23
East Stand Boiler & Hot water upgrade	21,398	Completed September 24
New intruder alarm installed	3,192	Completed January 24

3.10. In addition to this, the Council has benefited from external funding in order to introduce a number of energy efficiency solutions for which the tables below show a breakdown of the funding received per Centre:

3.11. Grantham Meres Leisure Centre

Funding Source	Project Cost (£)	Improvement	Completed (Y/N)	Expected Completion Date
Swimming Pool Support Fund Phase Two – Sport England	46,725	Pool Covers – Main and Learner Pool	Yes	N/A
Swimming Pool Support Fund Phase Two – Sport England	397,858	Additional Solar PV Panels	No	February 2025 – construction works due to commence 07/11/24
Public Sector Decarbonisation Scheme Phase 3c – Salix Finance	4,080,000	Low Carbon Heating Upgrades	No	March 2026 – design works currently being undertaken to bring the project to cost certainty with construction due to commence in the next financial year

3.12. Taking into consideration both the investment from the Council directly and the external funding that has been secured, the total amount of the investment across all of the centres totals £2,724,902 (Total maintenance + Grant 2023-2025) to date, with additional £4,080,000 from Public Sector Decarbonisation Scheme Phase 3c – Salix Finance, due to be received in 2025/26 for improvements to the Grantham Meres Leisure Centre.

3.13. However, the condition survey has identified maintenance requirements between 2022/23 – 2025/26 that totals £3,290,612 when compared against the maintenance costs that have been incurred reveals a funding shortfall of £1,011,822 since 2022/23. This deficit is anticipated to carry into 2025/26 and beyond.

3.14. Looking ahead, the level of maintenance investment identified by the condition surveys will continue to exceed funding resources and therefore available funding will need to be prioritised between the leisure centres and the maintenance backlog at

other Council locations such as car parks, bus stations, arts centres, municipal buildings and community assets.

- 3.15. The budget proposals for 2025/26 will seek further funding for tackling the backlog maintenance and if approved, the allocation will be targeted at those assets that are in urgent need of work or improvements. The allocation for any available funding will follow the Maintenance Strategy criteria as outlined in the Asset Maintenance Strategy.

4. Other Options considered

- 4.1 To suggest any amendments to the strategic approach outlined in this report in relation to the Council's maintenance of its operated leisure centres.

5. Reason for the Recommendations

- 5.1 To note the progress associated with the Council's maintenance programme for Council operated leisure centres.