



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Finance and Economic Overview and Scrutiny Committee

Tuesday, 18<sup>th</sup> November 2025

Report of Councillor Paul Stokes,  
Cabinet Member for Leisure & Culture  
& Deputy Leader of the Council

## Leisure Investment Reserve – Allocation Criteria

### Report Author

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### Purpose of Report

A Leisure Investment Reserve has been established and site surveys have been undertaken to allocate the funding of £500k across the four locations.

### Recommendations

The Finance and Economic Overview and Scrutiny Committee is asked to:

1. **Support the allocation of the funding of £500k to refurbish the changing room facilities across all the Centres.**
2. **Recommend that Cabinet consider a further allocation of £500k to the Leisure Investment Reserve within their budget proposals for 2026/27.**

### Decision Information

Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Effective council
Which wards are impacted?	All

## **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 A Leisure Investment Reserve was established as part of the 2024/25 financial year closedown and £500k was set aside to provide investment into the leisure facilities. This report proposes an investment programme based on the findings of external consultants who undertook an assessment based on the agreed criteria.

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

### ***Legal and Governance***

- 1.2 This report is setting out a proposed allocation of spend in respect of the Leisure Investment Reserve. Any spend of this reserve would have to be carried out in accordance with the approval routes set out within the Responsibility of Functions in Part 3 of the Constitution.

*Completed by: Alison Hall-Wright, Deputy Monitoring Officer*

## **2. Background to the Report**

- 2.1 The Council is currently focussing significant resources in tackling a backlog of maintenance across a varied range of corporate property assets. This work commenced in 2023 and is likely to continue for the next ten years. During this period significant resources have been invested in the leisure facilities including roof and infrastructure repairs, replacement of boilers and plant, investment in external decorations, repairs to the wave machines at Bourne and Stamford and investment in carbon and energy reduction schemes.
- 2.2 As the primary focus has been on dealing with maintenance, there have been limited resources available to improve the decoration and replace worn out fixtures and fittings at the facilities. In recognition of the need to invest in these elements of the facilities, it was agreed to create a dedicated reserve to the value of £500k to enable investment in the facilities.

- 2.3 It was agreed that an improvement plan for each of the locations be developed focussing on those areas where there is a strong interface with the customers and where there is clear evidence of an investment requirement.
- 2.4 A proposed methodology has been developed that is evidence led based on information from a range of sources. This approach was presented to the Committee on 23<sup>rd</sup> September 2025 and received support as a way forward.
- 2.5 Following the meeting, external consultants have been appointed to visit each Centre and prioritise the proposed works focussing on the following customer experience areas:
- Changing areas
  - Reception areas
  - Public toilets
  - Meeting rooms
  - Other communal areas
- 2.6 These visits took place during October 2025 and the consultants were accompanied by staff from the Council and representatives from Leisure SK Ltd.
- 2.7 The overwhelming conclusion was that the funding should be primarily focused on the changing areas and facilities as these have the most negative impact on the customers and have not been adequately maintained for a number of years. In respect of the Meres leisure centre, this will be the changing village adjacent to the pools.
- 2.8 In summary the priority focus is to be:
- Fixtures and fittings
  - Replacement of missing items – seats, handles etc
  - Decoration improvements
  - Deep cleaning
  - Replacement of ceiling tiles

## 2.9 Bourne Leisure Centre

Item	Estimated Cost
Contractor preliminaries	£12k
Full suspended ceiling tile replacements & grid repairs	£22k
Changing Cubicle Replacements	£22.5k
Whiterock to Shower Enclosures	£9k
Flooring to lockers	£2k
Lighting	£10k
WC Cubicle repairs, Washbasins/vanities repairs	£7.5k
M&E door replacements, deep cleaning, M&E replacements & servicing, localised tile repairs etc.	£10k
Roller shutters to pool access points	£5k
	<hr/> £100k

## 2.10 Stamford Leisure Centre

Item	Estimated Cost
Contractor preliminaries	£14.5k
Full suspended ceiling tile replacements & grid repairs	£28k
Male WC Cubicle Replacements	£1.5k
Whiterock to Shower Enclosures	£9k
Lighting	£12k
WC Cubicle repairs, Washbasins/vanities repairs	£15k
M&E door replacements, deep cleaning, M&E replacements & servicing, localised tile repairs etc.	£15k
Roller shutter to pool access point	£5k
	<hr/> £100k

## 2.11 Grantham Meres Leisure Centre

Item	Estimated Cost
Contractor preliminaries	£24k
Full suspended ceiling replacements to changing village.	£29k
Full suspended ceiling replacements to Group changing rooms x4	£15k
Full suspended ceiling replacements to village annexed male, female & Acc. WC's	£10k
Cubicle replacements to WC's x 9, plus IPS panelling	£15k
Whiterock to Shower Enclosures	£6k
Door replacements x15	£45k
Decorations to village & annexed spaces/rooms	£11k
Lighting	£15k
Repairs & replacements to existing cubicles in changing village	£15k
Deep cleaning, M&E replacements & servicing, localised tile repairs etc.	£15k
	<hr/> £200k

## 2.12 SK Sports Stadium

Item	Estimated Cost
Contractor preliminaries	£14k
Full suspended ceiling replacements to changing/showers and annexed toilets.	£14k
Whiterock to Shower Enclosures and annexed toilets	£22k
Decorations	£9k
Lighting	£9k
Ironmongery replacements & changing facilities furniture i.e. benches/shelving/kit hooks	£10k
Deep cleaning, M&E replacements & servicing, localised tile repairs etc.	£10k
Vinyl floor replacements to main corridors in the main stand.	£12k
	<hr/> £100k

2.13 Based on preliminary costings this would allocate the funding in the following way:

- Bourne Leisure Centre £100k
- Stamford Leisure Centre £100k
- Grantham Meres Leisure Centre £200k
- SK Sports Stadium £100k

2.14 At this stage the cost allocations are indicative and will be subject to procurement which may change some of the allocated sums. Equally it may be necessary to allocate some funding to allow for movement in the indicative sums as outlined above.

2.15 The surveys concluded that further improvements are required beyond the scope of works identified and therefore the Committee may consider whether it is appropriate to seek a funding request for a further allocation once the £500k has been spent.

### **3. Other Options Considered**

3.1 No other options have been considered as the Leisure Investment Reserve has been established with the primary objective of improving the interior of the leisure facilities.

### **4. Reasons for the Recommendations**

4.1. If the recommendation is supported, then a programme of works will be compiled in order for the improvements to be carried out.