



Subject:	Leisure Transformation Programme: Assets Update
Date:	19 th May 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 checked="" type="checkbox"/> No <input 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 checked="" 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

- *Mobilisation budget* – note the underpinning principles as laid out in 3.1 below
- *Disposal of redundant gym equipment* – note the Council's policy as laid out at 3.2 below

Specific projects

Andersonstown

- *Planned closure – Impact on staffing and centre users* - The centre will **close from Sunday 28th May at 4pm** and Members are asked to note the updates at 3.3 and 3.4 below. Members will appreciate that this is a **fluid situation with discussions continuing with staff, trade unions and affected centre users/clubs**. Members will be **verbally updated of the current position** at the Committee meeting
- *Alternate/Pop up gym provision (3.6 below)* – note that the **West AWG has agreed not to progress with the pop-up gym at Brook** due to the impact on centre users. Following further investigation it was noted that **were no feasible alternatives in the area for a pop up facility and the West AWG therefore agreed not to progress this further due to a lack of suitable premises, costs and timescales**
- *Moveable Floor* – note the update at 3.7 below which highlighted that officers had advised that **additional monies need to be secured for the moveable floor by the end of June** in order to prevent a **substantial cost increase and overall delay to the programme**. Members are asked to note however that if **additional funding only becomes available after this date** that further consideration can be given to this **subject to overall cost and time constraints and impact on the wider programme and contract**
- *Car parking (3.9)* – it is **proposed that the current car park stays open till August** when the main building works commence on site. Members are asked to note that discussions are continuing with DfC/BRT in relation to temporary provision and that an update on this will be given at Committee
- *Wider programme of support (3.10)* - that a **programme of support for the wider area, including local traders, is currently being worked up** and that further updates on this programme will be brought back to the West AWG and Committee
- *Exterior panels (3.11)*– to agree if the **existing exterior panels** (see Appendix 1) **are relocated to the Whiterock Community Corridor** – Members are asked to note that this will be dependent on whether the panels can be safely removed in one piece which will require further investigation

Brook

- *Planning condition* – Members are asked to note that one of the planning conditions for

	<p>the new Brook Centre is that the existing centre is demolished before occupation of the new centre and that this area is restored as open space</p> <p><i>Avoniel</i></p> <ul style="list-style-type: none"> • Disposal to the Education Authority - to note that this has been completed • note that Stage 2 designs for Avoniel have now been completed and will be brought into a future East AWG for consideration by Members <p><i>Other projects – Templemore, Robinson, Olympia and Girdwood</i></p> <ul style="list-style-type: none"> • note the respective updates on Templemore, Robinson, Olympia and Girdwood Phase II at outlined at 3.14-3.17 below
3.0	Main report
3.1	<p>Programme level</p> <p>Mobilisation Budget</p> <p>Members will be aware that a £2m mobilisation budget was established in 2016 to support the leisure transformation programme. Principally this was established to support communications and engagement activity and to support business continuity throughout the leisure programme (e.g. hiring of transport to bring groups to alternative facilities).Members are asked to note that the following principles underpin the mobilisation budget -</p> <ul style="list-style-type: none"> • It is revenue money and cannot be used for capital purposes • It is a city wide budget designed to support all projects under the leisure programme • The mobilisation budget has to last for the duration of the leisure programme. Due to its financing this cannot be topped up. <p>Disposal of redundant gym equipment</p> <p>3.2 Members are asked to note that the Council has been approached by a number of community groups in relation to the potential for gym equipment that may no longer be required following the imminent closure of Andersonstown. Members are asked to note that the Council has a policy in place for dealing with requests like this and are reminded that the Council's financial regulations note that any asset which has a value on the Council's balance sheet must be disposed of via auction. The Council's policy in respect of the redundant assets/equipment is outlined below and Members are asked to note that this process was also followed for Olympia -</p> <ol style="list-style-type: none"> 1. Fit for purpose assets – a check is carried out to ascertain if these can be reused at other Council leisure centres 2. Fit for purpose assets – if the assets are not required at any other centre then these are put forward for auction

3. Assets no longer fit for purpose or beyond their economic life are disposed of
Members are asked to note that community groups will be made aware of any auction date for redundant equipment if this arises.

Project level

Andersonstown

- 3.2 Members are asked to note that **Andersonstown will be closing on Sunday 28th May** in order to facilitate the development of the new centre. It is appreciated that with the closure of any centre there will always be a level of dissatisfaction at the inconvenience and that this is of particular significance at Andersonstown which is a heavily used centre with over 30 members of staff. Officers, along with GLL, have therefore developed a **comprehensive business continuity plan which has covered both staff and centre users** and Members are asked to note the following updates (as at 12th May) –
- 3.3
- *Impact on staffing* – the impact on current Andersonstown staff while the centre is closed and the nervousness this brings is recognised and Members are asked to note that there are ongoing discussions between GLL, staff and the trade unions with a priority to re-deploy staff to vacant positions across the city. At the same time Members will be aware that a city wide voluntary redundancy scheme opened in April which has had a positive uptake which will help create the city wide opportunities for current staff who wish to be redeployed. The detail in relation to the VR scheme is still being worked through but officers/GLL are confident that there will be sufficient room within the estate to redeploy all affected Andersonstown staff who have requested this. Where possible redeployment will be on the basis of the affected staff member's first choice of alternative premises however this will be worked through on a case by case basis and GLL are actively progressing these discussions. An update on the current situation re staffing will be given at Committee on 19th May. A staff Q&A has been produced and used by managers when issues are raised and a weekly drop in sessions where concerns/issues can be raised have been made available to all staff
- 3.4
- *Impact on centre users* – all centre members have now been written to by GLL advising them of the closure date and advising them of the interim arrangements while the centre is closed. **All affected members have been advised that they will be able to use any of the other 13 Better facilities across the city on their existing terms and conditions.** Members have also been given the opportunity to cancel their membership if they wish. A large number of clubs, groups and schools also use Andersonstown. At the time of writing the majority of bookings/clubs had been accommodated in other Council facilities or in local area venues and Members will be updated of any

outstanding issues at the meeting on 19th May. Members are also asked to note that these business continuity arrangements have been supported by a full communications and engagement plan which has been well publicised in the Centre, local media, Council and GLL websites and on Facebook/social media etc. It is also hoped that by re-locating some of the displaced groups and customers to the new Olympia, it will be evident to them the high-quality of facilities that will be realised through the LTP

3.5 **Members will appreciate that this continues to be a fluid situation and as noted above it is intended that a verbal update on both staffing and impact on centre users is given at Committee on 19th May.**

3.6 ***Alternate/Pop up gym provision*** – The SP&R Committee at its meeting on 21 April agreed that the decision in relation to a pop up gym facility in part of the main hall at Brook be deferred to enable it to be considered again by the West AWG. Members are asked to note that the **West AWG at its meeting on 28th April agreed not to progress with the development of the pop up gym at Brook due to the impact on the current sports hall users** and requested instead that officers to investigate other alternate provision including local schools, shopping centres etc.

3.7 At the mobilisation workshop on 8th May officers updated Members that they had looked at other options but there was nothing in the immediate area which would lend itself easily to becoming a fit for purpose gym – i.e. all identified premises would require substantial fit-out costs (changing provision, shower facilities, ceiling heights etc) and then potentially extensive dilapidations at the end of any lease. The West AWG were advised that due to the nature of this work it was likely to be capital and therefore could not be funded from the mobilisation budget and the only available source of funding for the works would be to take this from the Andersonstown redevelopment. It was also highlighted that even if suitable premises were identified then these would probably require a planning change of use, lease agreement and then fit out and this would be a minimum of at least 8months which would mean any gym would only be operational for approx. a year before the state of the art new Andersonstown opens. The Working Group were updated that all centre users would be given the opportunity to use any gym facility at the 13 Better facilities across the city on their existing membership terms and conditions. In light of all information provided including timescales and cost the West AWG agreed not to progress any further seeking alternate provision for a pop up facility.

3.8 ***Moveable Floor*** – Members will be aware that concerns have been raised in relation to the exclusion of the moveable floor from the new Andersonstown which was agreed by Members to facilitate the additional leisure waters and that the West AWG had requested that officers consider all options available for securing the **required additional resources** for a moveable floor to be included within the existing proposal.

At the mobilisation briefing on 8th May officers updated Members on the current status of discussions highlighting that

- No additional money is available internally to fund a moveable floor and that this **could not be funded from the mobilisation budget as this would be capital**
- that **moveable floors were already available in the new Olympia, Falls and Grove with a moveable floor planned for both Robinson and Brook** which means each area of the city will be adequately served by this type of facility in keeping with the agreed leisure USP strategy
- officers have been in **discussions with DfC** however officers have been advised that it is unlikely that there will be any substantial financial decisions from the Department given the ongoing absence of the Executive and Ministerial approval

Members are asked to note that officer's advice was **that additional monies needed to be secured for the moveable floor by the end of June** in order to prevent **a substantial cost increase and overall delay to the programme** and that given the current situation re the Assembly that this was unlikely to be secured by this date. Members are therefore asked to note that if **additional money only becomes available at a later stage (i.e. past June) that further consideration** can be given to this **subject to overall cost and time constraints and impact on the wider programme and contract** and a determination on whether this represents value for money. In considering this Members are reminded that contract for build has been awarded on a programme basis for Robinson, Brook and Andersonstown and not on an individual basis.

3.9 **Car parking** – a key area of concern that has been raised by Members is the impact on the local area of the loss of car parking spaces at the Leisure Centre. Members are asked to note that it is **proposed that the current car park stays open till August** when the main building works commence on site. This will continue to facilitate customers for the Ulster Bank as this aligns with the planned closure date for the Bank and its transfer to new premises. Members are also asked to note **that discussions are continuing with DfC/BRT in relation to temporary car parking opposite the centre** and that a round table meeting is planned for 12th May. A verbal update on the current status will therefore be given at Committee following this.

3.10 **Support for the wider area including local traders** – It is acknowledged that there will be a substantial period of disruption in the surrounding area with the development of BRT along with the new Andersonstown development and the planned redevelopment of Casement. A number of local traders, while welcoming the overall investment, have also highlighted their concerns to Members and officers about the impact on businesses during the construction

phases. **Officers are currently developing a programme of support that can be put in place during the construction period including the establishment of a Trader's Forum** and that further details on this will be given at Committee.

Members are also asked to note that one of the key areas of the contract which has been awarded for the construction of the new centres at Brook, Robinson and Andersonstown is the inclusion of social and community benefit clauses and that the Council has started to work closely with Heron Brothers on this. It is proposed that an update on this area is brought back to Members next month for consideration

- 3.11 **Exterior panels** – Members are asked to note that there has been a request that the existing panels from the exterior of Andersonstown (see Appendix 1) be relocated to the Whiterock Community Corridor. Members are asked to note that this will be dependent on whether the panels can be safely removed in one piece from the building however provided this can happen **Members are asked to agree that these are relocated to the Whiterock Community Corridor**

Brook

- 3.12 Planning approval for the new Brook was granted on 11th April and as Members are aware the proposed new centre will be in a different location within the wider site. In order to ensure that there is no consequential loss of open space the planners **have included a planning condition within the approval that the existing centre is demolished prior to the occupation of the new centre and that the area is re-grassed for open space.** Members are asked to note that they will be kept up to date in relation to the timescales for demolition as the project progresses but this this will be done as closely as possible to the opening of the new centre to ensure ongoing business continuity.

- 3.13 **Avoniel**

Members are asked to note that the disposal of the play centre to the Education Authority was completed at the end of March and that a licence has been agreed for continued occupation by Community Services until the end of June for the delivery of the play centre programme. The service will then transfer in July to the Exchange Church on the Albertbridge Road for the interim. Discussions are currently underway in relation to the longer term provision and Members will be kept up to date in relation to this

Members are asked to note that the Stage 2 designs for Avoniel have recently been completed and it is purposed that these are brought into the East AWG in June for review and discussion by Members.

Templemore

- 3.14 Work is progressing on the development of the Stage 2 HLF application and our most recent

	<p>progress report to HLF has received positive feedback. The PQQ has recently been issued for the integrated design team for this phase with returns due by the end of this month with the interpretative team due to be appointed next month which is a requirement for the Stage 2 application. As outlined above it is proposed that an update on Templemore, along with Avoniel, is taken into a future East AWG meeting</p> <p>Robinson</p>
3.15	<p>Demolition works on the former leisure centre are well underway with works expected to be completed by end of June – please see photo at Appendix 2.</p> <p>Olympia</p>
3.16	<p>Works are continuing on Phase 2 of the new Olympia which will see the creation of the new boulevard, play space and upgrades to the pitch. Members will recall that they agreed in March to accept the gift of a George Best sculpture and facilitate its installation on the new Boulevard at Olympia to be completed in 2018. Members are also asked to note that the South AWG at its meeting on 24th April noted that a request had been received from Blackstaff Community Association inviting the Council to name the entrance from Olympia Drive to the Olympia Leisure Centre in honour of the eminent local physicist John Stewart Bell. The AWG endorsed this proposal and noted that this would now be placed before the People and Communities Committee for approval</p> <p>Girdwood Phase II</p>
3.17	<p>Members are asked to note that discussions are continuing with DfC in respect of Girdwood Phase II.</p>
3.18	<p><u>Financial & Resource Implications</u></p> <p>Financial – Mobilisation Budget - £2m has been ringfenced for the mobilisation budget which will be spent in line with the underpinning principles as laid out at 3.1 above</p> <p>The design costs limits for each centre were agreed by Committee in April 2015 as part of the overall £105m – there is no additional money available for leisure</p>
3.19	<p><u>Equality & Good Relations Implications</u></p> <p>There are no direct equality implications</p>
4.0	<p>Appendices – Documents Attached</p>
	<p>Appendix 1 - Exterior panels – Andersonstown Leisure Centre</p> <p>Appendix 2 – Demolition of the Robinson Centre</p>