

REPORT TO:	MEMBERS ADVISORY BOARD 20 June 2022 CABINET 6 July 2022
SUBJECT:	Reopening Purley Pool and Leisure Centre – next steps
LEAD OFFICER:	Nick Hibberd, Corporate Director – Sustainable Communities, Regeneration and Economic Recovery Kristian Aspinall, Interim Director - Culture & Community Safety
CABINET MEMBER:	Councillor Andy Stranack, Cabinet Member for Communities & Culture
WARDS:	Purley & Woodcote

SUMMARY OF REPORT:

- a. Purley Pool and Leisure Centre is currently closed following a decision made by the previous administration. The previous Cabinet confirmed on the 24th of January 2022 not to re-open the facility.
- b. The Executive Mayor has committed to re-opening the closed facility. This report outlines the different methods officers believe we can take to achieve this as soon as possible and with the best use of public money. An independent assessment by professional specialists in leisure and swimming facilities is needed so budgets can be assigned, and a detailed timeline of the refurbishment / rebuilding confirmed.
- c. A follow up report will return to the Executive Mayor in Cabinet with recommendations on the best way to reopen a pool and leisure facility in Purley swiftly and cost effectively. Once this report has been agreed we will begin work to deliver the pool and leisure facility.

FINANCIAL IMPACT:

It is estimated that full refurbishment of Purley Pool and Leisure Centre will cost a minimum of £3.4m, based upon previous building and mechanical and electrical surveys in 2015 and 2019 respectively, and rising levels of inflation. However, there are several options which need to be considered which might cost more capital upfront but improve the future commercial viability of the pool.

To deliver the most cost effective and fast re-opening of the centre requires a specialist options paper which will look at all potential ways to re-open Purley Pool and Leisure and recommend the best one. This specialist options study will cost £20,000.

KEY DECISION REFERENCE NO.: Not a key decision.

RECOMMENDATIONS:

The Mayor in Cabinet, is recommended to:

- i. Commission an independent report into the different options available for a swift, cost-effective re-opening of Purley Pool and Leisure Centre.
- ii. Note that the recommendations on how best to reopen Purley Pool and Leisure, along with funding and timescales, shall be reported to the Executive Mayor in Cabinet as soon as possible after the independent options report is complete.

1. BACKGROUND

- 1.1 Purley Pool and Leisure Centre has been closed since March 2020 with the onset of the Covid lockdown. It was not possible to immediately reopen the facility after the easing of lockdown restrictions because of the failure of the mechanical and electrical (M&E) equipment without significant additional investment. This was discussed at Cabinet at the time, who took the decision to not re-open the pool when the rest of the leisure centres re-opened due to the additional costs this work would require.
- 1.2 The decision was confirmed on the 24th January 2022 Cabinet to not re-open Purley Pool and Leisure Centre.
- 1.3 A costed budget amendment to re-open Purley Pool and Leisure Centre was proposed in March 2022 by the Conservative party and was voted down at full council on March 7th 2022.
- 1.4 The facility requires significant repair and maintenance with an estimated minimum cost of circa £3.4m. This is comprised of the M&E equipment, repair, refurbishment, management fees and contingency. There are several options which need to be considered which might cost more capital funding but improve the future commercial viability of the pool. This degradation of the facility is due to previous under-investment in the centre over the last decade.
- 1.5 Since the initial reports into the mechanical and electrical systems, further damage has been noted to the internal concrete walls surrounding the pools ballast, including visible cracking and water leakage. This will also need addressing as otherwise the pool would not be safe to use.
- 1.6 The M&E equipment contribute towards high running costs for the facility. The specialist options paper will consider changes we can make to make the venue more efficient and cost effective to run, particularly with the current high utility prices.

- 1.7 The Mayor is committed to re-opening Purley Pool and Leisure Centre as rapidly as possible. Our recommendations outline the best way to achieve this in the most cost-effective way.

2. NEXT STEPS

- 2.1 A specialist options paper is required to provide an up to date understanding of the remedial works required to M&E plant equipment, the building structure and improvement work to be undertaken as part of a refurbishment. This will include intrusive investigations, assess water ingress, humidity levels and structural integrity. The specialist options paper can be commissioned under officer delegated powers. Assuming immediate availability we anticipate this will take two to three months to complete.
- 2.2 It is recommended that the specialist options paper considers several refurbishment options as outlined in section 4 below. For each option consideration will be given around the future commercial viability of the operation of the pool and leisure centre. Some options such as the creation of an additional floor above the pool to create a new fitness studio and 80 station gym area would cost considerably more in terms of capital refurbishment costs but may improve the long-term viability of the pool. The specialist options paper will also consider the current needs assessment and market assessment for the pool so that future financial sustainability can be assessed for each option.
- 2.4 This options paper is focused on the best, most cost-effective ways to re-open Purley Pool and Leisure following the Mayor's commitment. It is the next step in that process and is how we deliver on the Mayor's pledge.
- 2.5 Once the scope and estimated value of the refurbishment is known then the proposal will be taken through internal governance to assign Community Infrastructure Levy to the project.
- 2.6 A report will be presented to Cabinet to agree to the scope of works, and the budget allocation, because of the estimated value of the contract. A decision by the Executive will be needed to commence the work once scoped and agreed by internal governance, given the scale of the contract.
- 2.7 Any option to re-open the site requires a specialist report into the building, given the current level of damage and systems failure. By commissioning this independent specialist options paper, we are enabling the best, most cost effective and quick route to re-opening the centre or providing a new pool and leisure offer for Purley.

3. PROCUREMENT

- 3.1 The best route to deliver the specialist options paper is by commissioning through an existing framework. This will require a mini-tender process to commission the successful specialist contractor.

4. RE-OPENING PURLEY POOL AND LEISURE CENTRE – NEXT STEPS

The Mayor is committed to providing a high-quality, cost-effective Pool and Leisure facility in Purley. The best way to do this is review all possible options and decide the next steps based on that review.

4.1 Repair:

- Undertake urgent and immediate repairs to bring the facility back into operable use only.

4.2 Refurbish with the same footprint:

- Assess the replacement of M&E plant equipment, building repairs, and refurbishment to make it a modern and welcoming facility.
- Explore opportunities to install invest to save equipment, e.g. customer turnstiles, energy saving equipment, etc.

4.3 Refurbish and add an additional floor:

- As per 6.2, but to include the option of adding a floor above the pool to create a new fitness studio and 80 station gym area. The aim is to increase the floor space to make the facility more financially sustainable. Consideration should also be given to opportunities for additional income generating spaces, for example soft play or a café.

4.4 Refurbish and knock through into the adjacent property:

- As per 6.2, but to include the option of knocking through into the vacant supermarket space next door to create a new fitness studio and 80 station gym area. The aim is to increase the floor space to make the facility more financially sustainable. Consideration should also be given to opportunities for additional income generating spaces, for example soft play or a café.

4.5 A new modular leisure centre on different site:

- Review local area for a site large enough to house a swimming pool, 80 station gym, and fitness suite.
- Provide costs and timescales for a modular construction.

4.6 Joint venture as part of a wider redevelopment scheme:

- Work with the site owner to develop plans that allow the site to be regenerated to include:
 - A new fit for purpose leisure centre with an offer for pool and gym facilities for Purley residents and schools
 - Office/residential/retail units
 - Parking

The specialist review will assess each of these options and provide information on likely costs and timings.

5. PRE-DECISION SCRUTINY

5.1 The decision has not been taken to Pre-Decision Scrutiny for consideration.

6. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

6.1 The decision will allow for a specialist options paper to be undertaken at a value of £20,000. This will be funded from the wider CIL allocation for the project when allocated.

6.2 The refurbishment of Purley Pool and Leisure Centre is estimated to be at a minimum of £3.4m. A further decision by the Executive Mayor in Cabinet is required before this spend is agreed.

6.3 The effect of the decision

This decision will allow a specialist options review to commence looking at different options to re-open Purley Pool and Leisure Centre swiftly and cost-effectively.

6.4 Risks

There are no risks from undertaking the specialist options review.

6.5 Options

Do nothing – Purley Pool and Leisure Centre will remain closed to the public.

6.6 Future savings/efficiencies

Replacement of the M&E equipment through the refurbishment will mean that it is more efficient to run the facility. However, the current high utility costs mean that it is unlikely there will be a reduction in running costs.

(Approved by: Gerry Glover, Interim Head of Finance, Sustainable Communities)

7. LEGAL CONSIDERATIONS

7.1 The Head of Service comments on behalf of the Director of Law and Governance that:

7.2 The recommendations for decision in this report relates only to commissioning an options report.

Approved by Kiri Bailey, Head of Commercial & Property Law on behalf of the Interim Director of Law and Governance & Deputy Monitoring Officer

8. HUMAN RESOURCES IMPACT

8.1 There are no staffing implications or any other HR impact arising from this report or from this decision. If any issues arise these will be managed under the Council policies and procedures.

Approved by: Jennifer Sankar, Head of HR Housing Directorate & Sustainable Communities, Regeneration and Economic Recovery Directorate

9. EQUALITIES IMPACT

- 9.1 When we move to the operational phase, we will ensure an EIA is carried out.

Approved by Denise McCausland – Equality Programme Manager

10. ENVIRONMENT AND CLIMATE CHANGE IMPACT

- 10.1 The existing mechanical and electrical plant equipment is mainly from the original installation and is at the end of its operational life. It has been estimated that the air handling unit was working at 50-60% efficiency before the leisure centre was put into hibernation during the Covid pandemic.
- 10.2 The refurbishment will replace the old and inefficient M&E equipment with modern and efficient equipment. This will reduce the number of emissions from the facility.

11. CRIME AND DISORDER REDUCTION IMPACT

- 11.1 There is no impact by this decision.

12. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

- 12.1 The specialist options paper will provide updated details of the works required, practical solutions, timescales, and costs to allow the procurement and commissioning of a principal contractor to undertake the refurbishment of the facility.

13. OPTIONS CONSIDERED AND REJECTED

- 13.1 Do nothing – Purley Pool and Leisure Centre will remain closed to the public.
- 13.2 Re-opening Purley Pool and Leisure Center is a key commitment of the Mayor. The council is committed to re-opening the facility, and this recommendation will enable us to do so as swiftly and cost effectively as possible.

14. DATA PROTECTION IMPLICATIONS

- 14.1 **WILL THE SUBJECT OF THE REPORT INVOLVE THE PROCESSING OF 'PERSONAL DATA'?**

NO

- 14.2 **HAS A DATA PROTECTION IMPACT ASSESSMENT (DPIA) BEEN COMPLETED?**

NO

The Director of Culture and Community Safety comments that a DPIA will be completed once a decision on how to re-open Purley Pool and Leisure Centre has been taken and the program initiated.

CONTACT OFFICER: Robert Hunt, Interim Head of Assets & Involvement, 0208 726 6000 ext. 63309

APPENDICES TO THIS REPORT

Appendix A - Purley Leisure Centre Report 2014 Appendix D – Equalities Impact Assessment

Appendix B - Purley Leisure Centre Report 2019

Appendix C - Major Plant (Mechanical) - REVISED 2019-07-02

Appendix D - Major Plant (Electrical) - REVISED 2019-07-02

Appendix E - Major Plant (Pool Filtration) - REVISED 2019-07-02

Appendix F - Minor Asset Register