

Community and Regeneration Scrutiny Committee

Date: 14/12/21

Subject: St Clears Leisure Centre

Purpose:

To update the Committee on developments at St Clears Leisure Centre

To consider and comment on the following issues:

This is an update report however comments are welcomed.

Reasons:

Developments have taken place and are planned at the centre which will improve the business unit performance, customer experience and delivery of services

To be referred to the Executive Board / Council for decision: NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER: -

Cllr Peter Hughes Griffiths, Culture, Sport & Tourism

Directorate

Name of Head of Service:

Ian Jones

Report Author:

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Community and Regeneration Scrutiny Committee

14th December 2021

Update on St Clears Leisure Centre

- BACKGROUND**

The strategic vision for the centre is defined as follows:

“To create an accessible, community focussed facility that meets the needs of the local sports clubs and teams, allows for the development of services linked to health and wellbeing including demands that come from the NHS, Public Health and Social Care.

Providing facilities that are of a good standard that support the strategic work to strengthen local communities, local enterprise, and local community groups.”

Members will be aware from previous updates that an options paper was considered back in February 2020, with options ranging from closure through to investment into the site of up to £2.2m. The option supported at the time (option 2) was to seek investment of circa £500-700k which identified some key investment possibilities and positive outcomes for the leisure centre, including:

An upgraded external, floodlit, Multi-Use Games Area (MUGA); Upgraded changing rooms & toilets, 1 Multi-activity room; 1 meeting room, 1 lettable office, 86 sqm gym, social space, 2 squash courts, the hall and a new lift.

This investment would also result in an improve revenue position and would deliver Social Value aligned to the Authority’s on wellbeing targets, including shared integrated space, increased participation, and improved accessibility, making use of the whole building and site.

- UPDATE POSITION**

Unfortunately, CCC core capital funding is not currently available to achieve the full ambition that was approved in the options appraisal however the service continues to bid funding to deliver this aspiration on a phased basis.

On this basis, during 2020/21/22 the service has been / will be able to invest in:

- Multi Use Games Area (MUGA) resurfacing and reconditioning £20k
- Replacement spin bikes offering the latest high quality indoor cycling experience to customers.
- Redecoration and cosmetic improvements to many of the internal areas open to the public to improve the customer experience.
- Conversion of 1 squash court @ 80k for more multi-purpose use
- Appointing an Assistant Manager for St Clears and Newcastle Emlyn Leisure Centres as

part of a wider re-alignment of Actif Sport & Leisure structures which will help improve the offer and efficiency at these facilities.

- Digital functionality for classes with new sound, lighting, screens, and connectivity (*install when the squash court conversions are completed - pending*).

This digital investment will enable instructor led, virtual or live streamed classes to be delivered at the site, expanding the previous programme considerably and saving customers driving to other sites for additional classes. In turn, this will reduce the need for us to invest in additional staff and travel costs, with subsequent environmental impact. The space can also be utilised by NERS (National Exercise Referral Scheme), community groups, and groups delivered by colleagues in social care and disabled groups. This will be possible for classes, group activities, and sports specific sessions.

These conversions and upgrades are scheduled to be completed before March 2022. This will then free up the social space between the gym and reception to enable its use for community groups and informal meetings. It will also offer a relaxation space and vending services with hot and cold drinks. Costs circa £40k. The MUGA when complete will be a key area for tennis, netball, football, and other activities. Being floodlit, it can be used year-round and enable again increased opportunities for our sports programming, clubs, holiday programmes and community group activities.

The new housing development adjacent to the leisure centre is now underway. Part of this programme will see improvement to the access road to the leisure centre and a footpath from the new housing to the leisure centre itself as a destination. It is hoped that uplift to the parking area adjacent to the footpath and MUGA can be achieved as additional work to fully improve access to the site and space for customers and users of the pitches. Discussion is underway to fully understand the costs, scope, funding sources and feasibility of completing this.

The upgrade to the changing and toilet facilities within the leisure centre remains an ambition, whilst some local funds are available the full cost cannot be covered. The outstanding works and wider improvements at the site are included in the current bid for capital funds submitted by Actif Sport and Leisure. If successful, this will see completion of works and the expected benefits as identified in the original options appraisal.

Clearly, Covid has impacted hugely on the business since March 2020. In terms of paid memberships, signs have been positive with membership levels at St Clears consistently, albeit slowly, growing.

October 2018	37
October 2020	45
December 2021	83

The improvements planned this year will now enable increased occupancy and utilisation by the community, our partners, and the Actif Sport and Leisure Service. Business recovery countywide is slow and steady and improvements such as what is in process and planned will assist greatly in encouraging people to become more active with the associated benefits of mental and emotional wellbeing.

DETAILED REPORT ATTACHED ?	NO
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IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: *Ian Jones*

Head of Leisure

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	NONE	YES	NONE	NONE	NONE	YES

Policy, Crime & Disorder and Equalities

Facility plan aligns with Well-being Objectives for future generations, including improved access, social prescription, NERS and broader community engagement and collaboration.

Finance

Some aspects of the planned development will require additional / further capital funding. The ambition to complete some of the work is dependent upon these bids. The revenue position for the centre will improve with investment, however, it is difficult to predict impact given the context of Covid restrictions and how this has affected behaviours, attendances and thus income.

Physical Assets

Programmed works, planned works and works scoped and progressed in alignment with Property Design/Services with an aspiration to create a more sustainable asset in its effectiveness, efficiency, and community impact.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: *Ian Jones*

Head of Leisure

1. Local Member(s)

Cllr Phillip Hughes

2. Community / Town Council

Head of Service has been keeping Town Council updated as part of broader discussion on assets in the local Community and linked to the 10 Towns agenda

3. Relevant Partners

Local Community Groups, Clubs and users

4. Staff Side Representatives and other Organisations

N/A

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED**
YES

Cllr Peter Hughes-Griffiths kept informed and updated via regular dialogue with Head of Service and senior officers.

Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THERE ARE NONE

Title of Document	File Ref No.	Locations that the papers are available for public inspection