

Report to CABINET

Leisure Buildings Capital Requirements

Portfolio Holder: Cllr Arooj Shah, Leader of the Council and Cabinet Member for Building a Better Oldham

Officer Contact: Emma Barton, Deputy Chief Executive (Place)

Report Author: Paul Osbaldiston (Corporate Facilities Manager), Pritesh Patel (Sport Leisure and Wellbeing Service Manager)

Ext. 07951 390258

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Reason for Decision

To ensure the leisure estate is kept in good condition, Oldham Council invested capital in the buildings to ensure they can be managed daily by Oldham Community Leisure Ltd. (OCLL). The buildings are owned by Oldham Council, therefore the lifecycle and backlog of maintenance falls under the council to fund from the capital budget. The leisure estate includes sport centres, swimming pools and outdoor tracks and pitches but due to the nature of systems within, the buildings need constant updating due to the amount of Oldham public who use the buildings daily.

This report looks at requirements for several buildings managed by OCLL which need capital funding to keep the buildings in good condition and keep the buildings safe to use for Oldham residents. This also includes the two new centre's that are coming up to 10 years old. Oldham Council are responsible for any capital spent within the buildings as per the Leisure Contract. The report details the work needed and the total spend building by building covering the next three years and flags up some urgent spending needed this year due to health and safety issues.

Recommendations

This information is contained in the confidential PART B section of this report.

Leisure Buildings Capital Requirements

1 Background

- 1.1 To ensure the leisure estate is kept in good condition, Oldham Council invested capital in the buildings to ensure they can be managed daily by Oldham Community Leisure Ltd. (OCLL). The lifecycle and backlog of maintenance falls under the Council to fund as per the OCLL contract.
- 1.2 Chadderton Wellbeing Centre is a PFI building managed by Community 1st Oldham, however we still require money for upgrading the building from time to time. The leisure estate is ageing and there are systems failing in each building, which can be managed by OCLL day to day, but some larger replacements require Oldham Council capital funding.
- 1.3 The buildings ideally require a backlog of maintenance condition surveys that would plan out what needs to be done year by year. This would allow better maintenance and budgetary planning. It has been over 10 years since the last condition survey was actioned in line with other Council buildings so any lifecycle works are high-level inspected by the engineer from OCLL.
- 1.4 OCLL manages the leisure estate for Oldham Council and carries out all day-to-day maintenance, repairs and servicing of the systems and plants within the buildings. If the systems are beyond repair and need replacement, Oldham Council must fund as per the contract.
- 1.5 The leisure estate which consists of six sites that are managed and run by OCLL have a significant contribution to the health and wellbeing of our residents and our communities. OCLL's vision is "Inspiring people to live Active Healthy Lives", and the activities delivered within these facilities not only contribute to improving physical health, but also the mental and social health of our residents too.
- 1.6 OCLL conduct regular Health & Safety inspections within their portfolio and are regulated by external Quality Leisure Management (QLM) who inspect the facilities and advise of any improvements needed, which in turn improve the service offered to Oldham residents as well as ensuring that the buildings are safe and fit for use.
- 1.7 This report is to flag up the issue and allocate capital investment from Oldham Council to improve the spaces and bring the leisure estate to a more acceptable standard ready for future inspections. The buildings are owned by Oldham Council and the contract with OCLL states that the Council are responsible for any improvement works that require capital funding; OCLL looks after the revenue & day-to-day operations of the sites.

2 Options/Alternatives

- 2.1 This information is contained in the confidential PART B section of this report

3 **Consultation**

- 3.1 Oldham Community Leisure Ltd
Public Health, Sport Development Team
Property Team

4 **Financial Implications**

- 4.1 This information is contained in the confidential PART B section of this report.

5 **Legal Implications**

- 5.1 This information is contained in the confidential PART B section of this report.

6 **Equality Impact, including implications for Children and Young People**

- 6.1 This information is contained in the confidential PART B section of this report.

7 **Key Decision**

- 7.1 Yes

8 **Key Decision Reference**

- 8.1 ESR-17-24.

9 **Background Papers**

- 9.1 No background papers

10 **Appendices**

- 10.1 This information is contained in the confidential PART B section of this report.