

## Appendix G - Proposed Capital Schemes

### Leisure Centres

A £7.4M refurbishment of Monmouth Leisure Centre was completed in 2018/19, including a 25m swimming pool, extensive gym, two studios, beauty and spa area, soft play and toning.

### Caldicot Leisure Centre

A small part of Caldicot Leisure Centre was refurbished in 2005, from a 1970's original build, which incorporated an investment in the first-floor health and fitness offer, as well as ground floor changing rooms for the fitness and a dedicated children's fitness studio. In 2013 the Council invested in a new outdoor artificial pitch.

Caldicot is set for growth. With the Severn Bridge tolls no longer in place and a brand-new 21<sup>st</sup> Century School complete, the demand for affordable housing has risen considerably within the area. A £10M revamp of the town centre has been approved which would see an apartment complex, a vibrant shopping centre and new road infrastructure to be developed over time, all as part of a South East Wales Regeneration plans. The economic potential of 'Sevenside' is seen as essential to meet the demands of the growing population. With the success of Monmouth Leisure Centre and the potential changes to the town of Caldicot, we wish to consider substantial improvements to the existing Leisure centre.

There are presently circa 380 children on swim school and circa 850 direct debit members at Caldicot Leisure Centre, a latent demand study in 2012 reported a potential membership base of 1,100, however we have commissioned a new study upon which we can build a business case.

The objectives of the developments will be to;

- Delivery of key outcomes – including health, wellbeing and improved physical activity
- Improved financial performance – to deliver a sustainable return on investment through increased membership (Fitness & Swimming DD's) and casual income from all income streams, including secondary spend
- Drive increased income and increase participation in regular physical activity from the community.

The proposals would include;

- Delivery of an extension of the fitness suite and introduction of two studios and reconfigure first floor.
- Development of new male and female dry changing facilities including new toilet provision.
- Changing village and improved Spa facilities
- Viewing area for swimming pool
- Delivery of soft play facility with café for all centre users
- Redesign of entrance and ground floor.
- Provide outside changing area to maximise the 3G use.

A feasibility study has been undertaken to identify the costs of the rebuild and this has been estimated at £5.5m however we would need to look at the building programme to ensure that the school still has access to the sports hall for exams. It is anticipated that if this could not

be resolved then we would need a temporary structure (as with Monmouth) at a cost of approximately £500k.

We have commissioned a detailed feasibility study relating to the project. This approach will ensure that there is sufficient and appropriate demand for the proposed new facility both now and into the future. The report will include competitor analysis, assess the latent demand and give an indication of potential increase in income. It is anticipated that all of the extra income above the existing budget would be used to support the total borrowing costs of the project.

To further progress the scheme a RIBA stage 2 feasibility study is being undertaken (approved at Cabinet 31/7/19). This will develop the design, including mechanical and electrical input and surveys of the site to help inform the final design that would be taken forward to the cost certainty (RIBA stage 3 & 4) stage. The costs attributable to RIBA Stage 2 are not additional costs, but costs that are part of the overall project, but expended earlier (at risk should the project subsequently not go ahead) to allow more accurate costings at each stage. The anticipated costs for stage 2 are £127,598 and this also includes a services condition survey which will help inform investment opportunities to make the centre more energy efficient.

Furthermore, and following a review of the Authority's VAT management arrangements consequential to the adoption of the Ealing ruling and proposed investment in leisure sites, recommendation has been made that an appraisal of outsourcing the Caldicot leisure investment to a third party be undertaken and in furtherance of the decision made by Cabinet in July 2019 to commission a feasibility study for refurbish of the site.

### **Abergavenny Leisure Centre**

The Council is committed to the re-provision of all of its secondary schools and anticipates rebuilding Abergavenny within its band B programme. We would anticipate that the redevelopment of the leisure Centre at the same time. At this stage we are not able to identify likely costs as we are unsure as to whether it will be a new build or a refurbishment.

We have commissioned a latent demand study be undertaken, which will provide us with evidence to identify potential income streams that would contribute towards the borrowing costs.

Once agreement has been made on the location of the new leisure centre or identified the potential footprint of the existing building (for possible extension) then we can commission a feasibility study.

### **Outdoor Activity Centre**

With the dissolution of the Gwent Outdoor Education service and the loss of partner subsidies, the activity centres continue to operate at a loss to Monmouthshire. We currently operate at two sites and will commission a report which reviews the service, identifies potential demand and determines the future service provision. This review will also consider the options at operating at alternative or a reduced number of sites.

Austerity measures have meant that maintenance at the site has mainly been limited to health and safety maintenance. Whilst the accommodation is adequate, there are improvements that need to be made, to ensure that we provide good quality accommodation for children attending the centre. Improvements need to be made to bathrooms and showers as well as general decoration.

We will commission a study of customer needs and requirements along with an up to date condition survey and seek to ensure that we make the centre as fuel efficient as possible.

### **Other Schemes**

Other minor improvements have been highlighted for other sites on the basis that the capital costs are fully funded from the return on investment.