
Report To:	Education & Communities Committee	Date:	1 November 2022
Report By:	Ruth Binks, Corporate Director, Education, Communities and Organisational Development	Report No:	EDUCOM/59/22/RB
Contact Officer:	Tony McEwan, Head of Culture, Communities and Educational Resources	Contact No:	01475 712828
Subject:	Inverclyde Leisure Strategic Asset Review and 2023/25 Funding Shortfall		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 As part of Delivering Differently a strategic view of the leisure estate has been undertaken. This review takes into account the Indoor Leisure Facilities, the Outdoor Leisure Facilities and Community Facilities. The full review is attached as Appendix 3 to this report.
- 1.3 This report acknowledges Inverclyde Leisure (IL) cannot continue to deliver all of the services for the Council for the current management fee it receives due to the longer term impact on income levels due to Covid and the cost of living crisis plus the significant increases in energy costs.
- 1.4 Appendix 1 summarises how the estimated £1.46million 2023/24 Budget Pressure is calculated and the report indicates how it is proposed to manage this issue and any subsequent savings as part of the 2023/25 Budget process.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
- notes the content of this report and associated appendices;
 - notes appendix 1, which summarises how the estimated £1.46 million funding pressure for IL has arisen
 - notes that Inverclyde Leisure and Inverclyde Council have commenced a trawl of their employees in preparation for any reduction in services
 - notes the one off costs which may require to be met by the Council via both the reduction in IL employees and leisure/community facilities.
 - notes that further specific savings proposal options are currently being devised and once the proposals are approved they will be subject to wider consultation after Christmas and be part of the budget setting process.

Ruth Binks,
Corporate Director, Education, Communities and Organisational Development

3.0 BACKGROUND AND CONTEXT

3.1 Inverclyde Council pays a management fee to Inverclyde Leisure (IL) for the management and delivery of sports and recreational services. This is underpinned by various documents including a Funding Agreement. This management fee has reduced over the years and prior to the pandemic represented under 20% of IL's turnover. With the onset of the pandemic and the subsequent closure of facilities, the Council allocated one-off funding to IL in order for it to achieve a breakeven position. The table below shows the contributions made; both in terms of management fee and additional Covid funding; over the period 2017/18 to the current financial year:

Financial Year	Management Fee £000	Council Covid Funding £000	Total Funding £000
2017/18	1,350	n/a	1,350
2018/19	1,259	n/a	1,259
2019/20	1,102	n/a	1,102
2020/21	1,017	1,376	2,393
2021/22	942	1,074	2,016
2022/23	912	798	1,710

These figures do not include the Council's payment for Under 16s Free Swimming, which is projected to cost £200k in 2022/23, against a budget of £120,000, and also does not include the £15k paid in 2019/20 for the opening of Gourrock Pool during September.

It should be noted that a request for a further £278k to assist IL with increased utility costs was agreed at the September 2022 meeting of the Policy and Resources Committee, bringing the additional funding in 2022/23 to almost £1.1 million.

3.2 Given that there will be no further Covid funding in future years, that; utilities costs are expected to increase further; income levels have not yet recovered post-Covid and potential savings may further impact on the Council's contribution to IL, then it can be seen that there is significant pressure on the 2023/24 IL Budget which needs to be considered by Members as part of the overall Council budget.

3.3 Review of the IL estate

Anticipating the current budget pressures facing both the Council and Inverclyde Leisure, a working group was established in 2021 to take forward a review of all indoor, outdoor and community facilities in Inverclyde. The group was chaired by the Corporate Director Education, Communities and Organisational Development, and consisted of representation from the service, Environment and Regeneration and Inverclyde Leisure. The group considered three areas managed by IL:

- indoor leisure facilities;
- community facilities; and
- outdoor leisure facilities

The comprehensive strategic asset review is attached as Appendix 3 (a&b) to this report.

3.4 The group only considered the rationalisation and removal of assets. Given the financial context, no consideration was given to building any new facilities to replace those that might be lost. A number of factors were taken into consideration by the review group. These were:

- historical and future investment considerations including net zero;
- an assessment of 'social value', where this data was available;
- the condition of each asset;
- the suitability of each asset;
- usage / space utilisation;
- asset running costs; and
- income generation.

3.5 Appendix 2 provides summary information on how the 'value' of assets were assessed: using a weighting for performance indicators, social value / usage and financial using two assessments:

Assessment 1:

30% Performance indicators (linked to LGBF Corporate Services indicators);

30% Social Value / Facility Usage; and

40% Financial

Assessment 2 (which applies a greater weighting to the financial implications):

15% Performance indicators (linked to LGBF Corporate Services indicators);

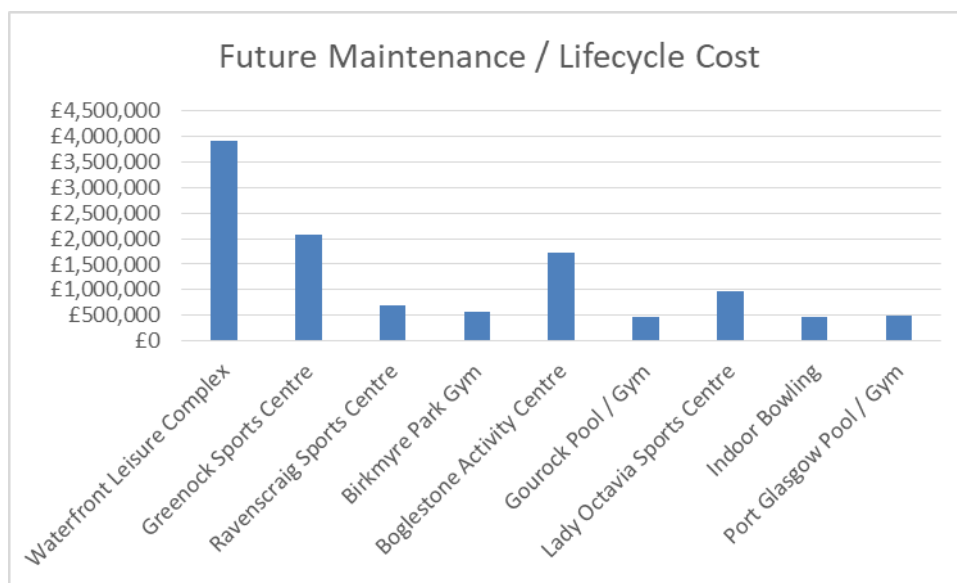
15% Social Value / Facility Usage; and

70% Financial

3.6 In addition to the projected revenue / running cost reductions associated with the removal of assets it should also be noted that there are significant future capital costs associated with the operation of each asset. The Council has insufficient capital funding available to address the future maintenance and lifecycle replacement requirements of the full estate. The Inverclyde Leisure estate includes a wide variety of properties, the majority of which are over 20 years old and with many having original construction dates well before the turn of the century.

3.7 Although the Council's Leisure Strategy invested in some of the key assets, the vast majority of facilities have not been subject to any significant fabric upgrades. This will be a consideration in respect of the further significant capital cost pressure considerations in respect of the transition to Net Zero emission public buildings.

3.8 The chart below provides an indication of the estimated backlog and future maintenance/lifecycle liability of the IL Indoor Leisure Facilities. It should be noted that the estimates do not contain any element of decant or related business interruption costs which are particularly relevant in the Leisure sector given the reliance on income generation from the facilities. It is also important to note that, from experience and from studies undertaken by other Public Bodies on the true cost of backlog maintenance, the actual costs can be up to three times the cost of the estimates included within initial condition survey reports. Therefore, the data in the chart below should be read as an indicator of the 'minimum' cost anticipated over the next ten years.



3.9 The costs associated with the transition to Net Zero is an area of ongoing work and therefore are not known at this time. It is widely accepted however that to meet this target there will require to be a retrofitting of existing building stock with each building requiring a unique response. It is clear however that the additional capital funding requirement and liability will be considerable and proportionate to the size and nature of the facility, including the complexity of the building services within.

3.10 Identified 2023/25 IL Budget Pressure

As part of the preparation for the 2023/25 Budget, IL management were requested to estimate the funding shortfall taking into account shortfalls in income, increases in utilities and other inflationary pressures such as pay. Appendix 1 summarises the reasons and quantum of each and it can be seen that even after 3-5% increases in charging levels there is a current funding gap of £1.46million which represents a 160% increase in the IL Management Fee were this to be agreed to in full by the Council.

Given the major financial pressures already faced by the Council, officers requested that IL develop proposals to reduce the funding pressure. Members will appreciate that to fully address the pressure via savings would involve a major reduction in the IL managed estate. Were Members to ultimately agree to fully fund the identified pressure then this will increase the overall Budget gap significantly and require Members to approve a greater proportion of the savings currently out to consultation.

4.0 PROPOSALS

4.1 It is clear therefore that the current funding levels to IL are insufficient and that difficult decisions will be required to be made to reduce the number of facilities the Council can afford to operate. If the status quo is maintained, an additional £1.46million / year is required to deliver all the services that IL currently delivers which in turn would increase the Council's current estimated 2023/24 funding gap by approximately £900,000.

4.2 Given the significant financial pressures facing the Council and the wide range of savings being considered as part of the budget process, Members will require to consider implementing significant savings from within the IL service delivery model

- 4.3 Regardless of the eventual approach taken it is evident that in order to work within a reduced budget, cuts to the service IL currently offers will be needed. This will have an impact on staffing and IL has sought the permission of its Board to undertake a severance trawl of all staff members. It should be noted that even with voluntary severance and redeployment of staff where possible that to achieve the service reduction required.. The Council employs some of the staff that will be affected and a trawl of affected employees will also be taken as part of the budget process.
- 4.4 It is proposed that specific proposals to manage the budget gap will be worked up between by officers and Inverclyde Leisure by December. Proposals will be taken to the full Council meeting later in December . Once the savings options to be considered have been reported, then a consultation will take place during January. This means that the savings options can inform the budget setting process.
- 4.5 Once decisions have been made on the proposals, any rationalisation of the IL estate will be implemented and monitored through the Delivering Differently process.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	X		
Legal/Risk	X		
Human Resources	X		
Strategic (LOIP/Corporate Plan)	X		
Equalities & Fairer Scotland Duty	X		
Children & Young People's Rights & Wellbeing	X		
Environmental & Sustainability	X		
Data Protection		X	

5.2 Finance

The full financial implications will only be finalised once there is greater clarity on any savings which are to be implemented. There will however be a number of one off costs which will put further pressure on reserves such as ,VER costs for IL employees, demolition and/or mothballing costs for surplus buildings and part year funding for delayed savings in 2023/24 on the basis no final decision will be taken until late February/early March.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
E&C Committee	Payments to IL	23/24	£1.462million		Estimated 23/24 Budget Pressure to be factored into 2023/25 Budget consideration.

5.3 Legal/Risk

Any funding changes and financial implications will be actioned in line with the funding agreement.

5.4 Human Resources

There are significant HR implications for IL associated with the potential reduction in IL facilities.

5.5 Strategic

IL is a significant partner to achieving the aims of the Council in respect of the delivery of its Corporate Plan and also the Local Outcomes Improvement Plan.

5.6 Equalities and Fairer Scotland Duty

The Council will be required to undertake an Equalities Impact Assessment as part of any proposed changes to the Leisure Estate.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

X	YES – Assessed as relevant and an EqIA is required as part of any reduction in service
	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

x	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
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NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

5.7 Children and Young People

A children's rights impact assessment will be carried out in respect of the reduction of any services proposed in this report.

x

YES – Assessed as relevant and a CRWIA will be required if services are reduced.

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NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.8 Environmental/Sustainability

Maintaining all facilities which currently exist in the leisure estate, particularly swimming pools, will have significant implications for the Council's ability to meet the requirements for Net Zero.

Has a Strategic Environmental Assessment been carried out?

x

YES – assessed as relevant and a Strategic Environmental Assessment has been undertaken as part of the review.

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NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.9 Data Protection

Has a Data Protection Impact Assessment been carried out?

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YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

x

NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 Leisure facilities will form part of the forthcoming Council-wide budget consultation. Further, more specific consultation is planned later in the year with potential affected staff and stakeholders / customers. The MBWG have considered the contents of this report and agreed to the inclusion of the full £1.462million pressure at this point in time.

7.0 BACKGROUND PAPERS

7.1 Inverclyde Leisure Strategic Asset Review

INVERCLYDE LEISURE FACILITY REVIEW	INDOOR LEISURE FACILITIES				
Evaluation Matrix Summary					
	LGBF SPI's	Social Value / Usage	Financial		
Name	% Weighted Score (out of 30%)	% Weighted Score (out of 30%)	% Weighted Score (out of 40%)	Total (max 100)	Ranking
Waterfront Leisure Complex	20.0	30.0	25.0	75.0	6
Greenock Sports Centre	20.0	22.5	12.5	55.0	9
Ravenscraig Sports Centre	25.0	30.0	27.5	82.5	1
Birkmyre Park Gym	25.0	30.0	25.0	80.0	3
Boglestone Activity Centre	25.0	26.3	25.0	76.3	2
Gourock Pool / Gym	25.0	26.3	27.5	78.8	4
Lady Octavia Sports Centre	25.0	26.3	25.0	76.3	5
Indoor Bowling	25.0	15.0	25.0	65.0	8
Port Glasgow Pool / Gym	25.0	26.3	15.0	66.3	7

INVERCLYDE LEISURE FACILITY REVIEW	INDOOR LEISURE FACILITIES				
Evaluation Matrix Summary					
	LGBF SPI's	Social Value / Usage	Financial		
Name	% Weighted Score (out of 15%)	% Weighted Score (out of 15%)	% Weighted Score (out of 70%)	Total (max 100)	Ranking
Waterfront Leisure Complex	11.3	15.0	12.5	38.8	9
Greenock Sports Centre	11.3	11.3	28.8	51.3	8
Ravenscraig Sports Centre	13.1	15.0	51.3	79.4	2
Birkmyre Park Gym	13.1	15.0	52.5	80.6	1
Boglestone Activity Centre	13.1	13.1	52.5	78.8	3
Gourock Pool / Gym	13.1	13.1	43.8	70.0	6
Lady Octavia Sports Centre	13.1	13.1	47.5	73.8	4
Indoor Bowling	13.1	7.5	50.0	70.6	5
Port Glasgow Pool / Gym	13.1	13.1	37.5	63.8	7

INVERCLYDE LEISURE FACILITY REVIEW	OUTDOOR LEISURE FACILITIES				
Evaluation Matrix Summary					
	LGBF SPI's	Social Value / Usage	Financial		
Name	% Weighted Score (out of 30%)	% Weighted Score (out of 30%)	% Weighted Score (out of 40%)	Total (max 100)	Ranking
Battery Park Pavilion	22.5	30.0	25.0	77.5	2
Broomhill Pavilion	22.5	7.5	35.0	65.0	6
Gourock Park Pavilion	22.5	22.5	25.0	70.0	4
Parklea Pavilion	25.0	30.0	27.5	82.5	1
Rankin Park Pavilion	27.5	7.5	35.0	70.0	4
Ravenscraig Stadium	22.5	15.0	12.5	50.0	7
Whinhill Clubhouse	22.5	22.5	30.0	75.0	3

INVERCLYDE LEISURE FACILITY REVIEW	OUTDOOR LEISURE FACILITIES				
Evaluation Matrix Summary					
	LGBF SPI's	Social Value / Usage	Financial		
Name	% Weighted Score (out of 15%)	% Weighted Score (out of 15%)	% Weighted Score (out of 70%)	Total (max 100)	Ranking
Battery Park Pavilion	11.3	15.0	32.5	58.8	6
Broomhill Pavilion	11.3	3.8	65.0	80.0	2
Gourock Park Pavilion	11.3	11.3	40.0	62.5	5
Parklea Pavilion	13.1	15.0	38.8	66.9	4
Rankin Park Pavilion	13.1	3.8	65.0	81.9	1
Ravenscraig Stadium	11.3	7.5	23.8	42.5	7
Whinhill Clubhouse	11.3	11.3	52.5	75.0	3

Inverclyde
council

Inverclyde Leisure Strategic Asset Review



CONTENTS

1	Asset Management and Review Context.....	2
2	Leisure Trust.....	3
2.1	Inverclyde Leisure	
2.2	Facilities Summary	
3	Strategic Facility Review.....	6
3.1	Introduction	
3.2	Asset Data	
4	Indoor Leisure Facilities.....	10
4.1	Waterfront Leisure Complex & Fitness Gym	
4.2	Greenock Sports Centre & Fitness Gym	
4.3	Ravenscraig Sports Centre	
4.4	Birkmyre Park Gym	
4.5	Boglestone Fitness Gym & Community Centre	
4.6	Gourock Pool & Fitness Gym	
4.7	Lady Octavia Sports Centre	
4.8	Indoor Bowling Club	
4.9	Port Glasgow Pool & Fitness Gym	
4.10	Asset Data Summaries	
5	Community Facilities.....	31
5.1	Overview	
5.2	Historical Investment	
5.3	Forward Investment	
5.4	Asset Data Summaries	
6	Outdoor Leisure Facilities.....	44
6.1	Overview	
6.2	Battery Park Grass / 3G Pitches and Pavilion	
6.3	Birkmyre Park Pitches & MUGA	
6.4	Broomhill 3G Pitch & Pavilion	
6.5	Gourock Park Grass / 3G Pitches and Pavilion	
6.6	Lady Octavia Park 3G Pitch/MUGA's	
6.7	Parklea Playing Fields & Pavilion	
6.8	Rankin Park Grass Pitch & Pavilion	
6.9	Ravenscraig Stadium	
6.10	Whinhill Golf Club	
6.11	Asset Data Summaries	
7	Net Zero Considerations.....	51
7.1	Introduction	
7.2	Legislative / Policy Drivers	
7.3	LHEES Phase 2 Pilots	
7.4	Retrofit – Current Situation	
7.5	Current Asset Energy Performance / Heating	
7.6	Current / Future Funding Availability and Net Zero Transition Challenges	
8	Review Summary.....	60
8.1	Methodology	

APPENDICES

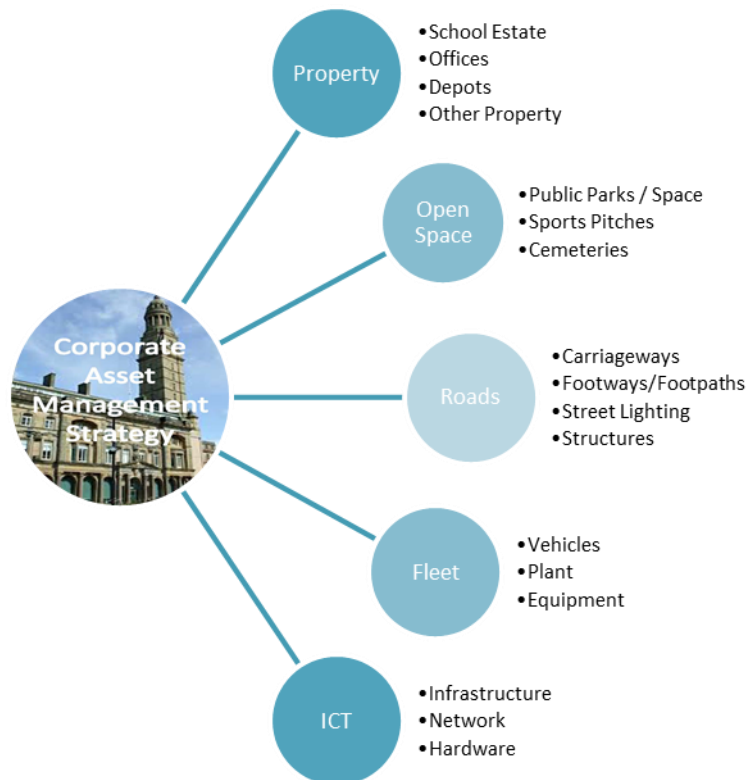
A	Inverclyde Leisure Lease/License Summary
B	Indicative Backlog Maintenance / Lifecycle Investment Summary

1 Asset Management and Review Context

The Council manages a wide range of Assets including a diverse property portfolio of land and buildings. The Council is committed to working collaboratively with other public bodies and sectors to achieve more effective use of combined assets. The Council's Corporate Asset Management Strategy provides the framework for efficient management of the Councils core assets.

The effective use of Council assets is a key priority for Inverclyde and the Corporate Asset Management Strategy drives forward proposals which:

- Maximise the efficient and effective use of assets
- Provide quality accommodation for customers and staff
- Release under-used and revenue-demanding property
- Assist in the rationalisation and modernisation of public services within Inverclyde



The facilities managed by Inverclyde Leisure are captured under the 'Other Property' and 'Sports Pitches' strands above.

Over the coming years the Council will face the challenge of continued delivery of high quality services within a much reduced budgetary allocation.

This facilities review provides a summary of the asset position and possible future direction across the facilities managed by Inverclyde Leisure recognising that there is a need to address a strategic review of the Leisure Estate and work towards the goal of having modern low cost facilities that are designed around current operational

requirements, minimise running costs, maximise space efficiency, and minimise energy consumption and carbon emissions.

2 Leisure Trust



2.1 Inverclyde Leisure

Inverclyde Leisure is a 'company limited by guarantee', not having share capital and recognised by HMRC and OSCR as having charitable status. In October 2001, the Trust was asked to take responsibility for the management and delivery of Inverclyde Council's sport and recreational services.

The Leisure Trust works in close partnership with Inverclyde Council and other internal and external agencies in order to develop the optimum service for residents and visitors to Inverclyde and so to ensure the Trust's Mission Statement is implemented.

The Council's Community Facilities transferred to Inverclyde Leisure in April 2010 and the transfer of the management of Outdoor Leisure Facilities to Inverclyde Leisure took place in April 2015. Members agreed in November 2019 to the transfer of Whinhill Golf Course to Inverclyde Leisure from 2020/21 Season. Inverclyde Leisure has revised its Business Planning process and a new Business Plan is reviewed annually by the Council. The Council's percentage contribution to the Leisure Trust has reduced considerably and prior to the COVID pandemic was under 30% of the Leisure Trust turnover.

2.2 Facilities Summary

Inverclyde Leisure manages a number of facilities in partnership with Inverclyde Council under a number of leases/licenses. The facility types are captured under 3 main headings:

Indoor Leisure Facilities

- ❖ Waterfront Leisure Complex & Fitness Gym
- ❖ Greenock Sports Centre & Fitness Gym
- ❖ Ravenscraig Sports Centre
- ❖ Birkmyre Park Gym
- ❖ Boglestone Fitness Gym and Community Centre
- ❖ Gourock Pool & Fitness Gym
- ❖ Lady Octavia Sports Centre
- ❖ Indoor Bowling Club, Port Glasgow
- ❖ Port Glasgow Pool & Fitness Gym

Outdoor Leisure Facilities

Athletics Stadium

- ❖ Ravenscraig Stadium (including grass pitch)

Grass Pitches

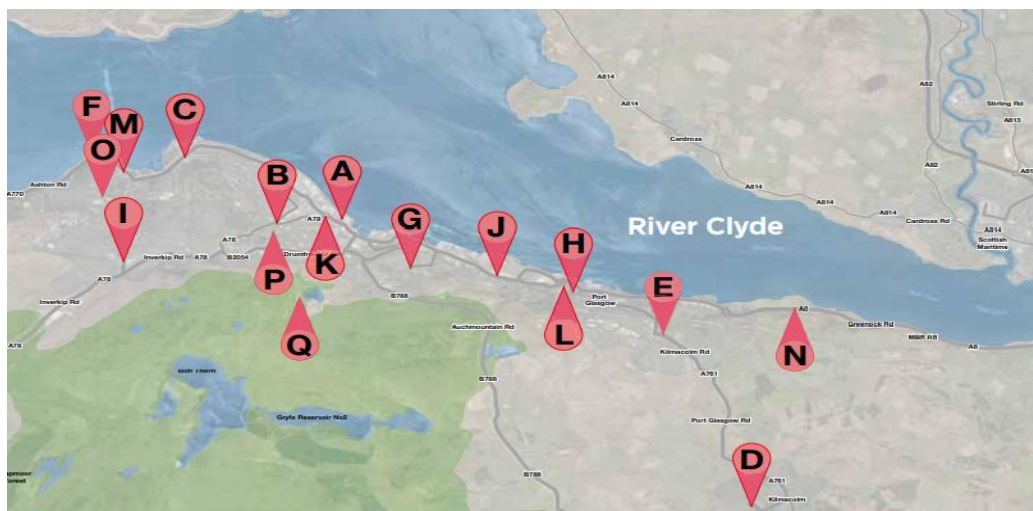
- ❖ Battery Park, Greenock/Gourock (4nr)
- ❖ Parklea, Port Glasgow (8nr)

- ❖ Gourock Park (2nr)
 - ❖ Birkmyre (3nr)
- 3G Pitches

- ❖ Parklea, Port Glasgow (2nr with associated pavillion)
- ❖ Broomhill, Greenock (with associated changing facility)
- ❖ Drumshantie Road, Gourock (with associated pavilion)
- ❖ Battery Park, Greenock (with associated pavilion)
- ❖ Lady Octavia Sports Centre, Greenock (associated with Sports Centre)

Golf Course

- ❖ Whinhill Golf Club



- A** Waterfront Leisure Complex & Fitness Gym - Greenock
- B** Greenock Sports Centre & Fitness Gym - Greenock
- C** Battery Park Pavilion & Pitches Battery Park - Greenock
- D** Birkmyre Park Gym & Pitches - Kilmacolm
- E** Boglestone Fitness Gym and Community Centre - Port Glasgow
- F** Gourock Pool & Gourock Fitness Gym - Gourock
- G** Lady Octavia Sports Centre - Greenock
- H** Port Glasgow Swimming Pool - Port Glasgow
- I** Ravenscraig Sports Centre & Stadium - Greenock
- J** Indoor Bowling Club - Greenock
- K** Greenock Town Hall - Greenock
- L** Port Glasgow Town Hall - Port Glasgow
- M** Gamble Halls - Gourock
- N** Parklea Community Sports Facility - Port Glasgow
- O** Gourock Park - Gourock

- P Broomhill Park - Greenock
- Q Whinhill Golf Club – Greenock

Community Facilities

Town Halls

- ❖ Greenock Town Hall
- ❖ Port Glasgow Town Hall
- ❖ Gamble Halls, Gourock.

Community Hubs

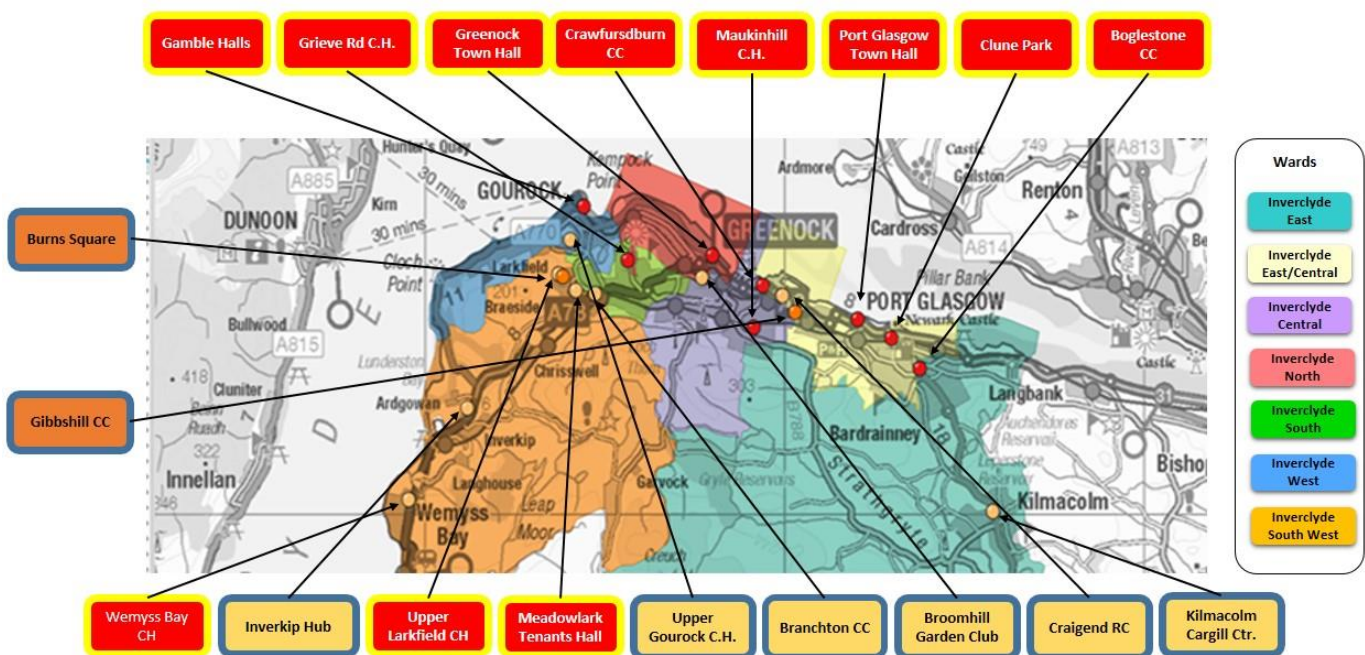
- ❖ Auchmountain Community Resource
- ❖ Clune Park Resource Centre
- ❖ Grieve Road Community Hub/Centre

Community Facilities

- ❖ Crawfurdsburn Community Centre

Voluntary Managed Community Halls

- ❖ Wemyss Bay Community Centre
- ❖ Upper Larkfield Community Hall
- ❖ Meadowlark Community Hall
- ❖ Strone/Maukinhill Tenants Hall



3 Strategic Facility Review

3.1 Introduction

A review of Inverclyde Leisure managed facilities is being undertaken by Inverclyde Council in partnership with Inverclyde Leisure. This review is being co-ordinated through Property Services following the principles of the Council's Corporate Asset Management Strategy and in the context of the significant financial pressures faced by the council and the estimated 2023/26 Revenue Budget funding gap. It also considers the rising cost of maintaining the estate managed by Inverclyde Leisure on behalf of the Council and the continuing reduction in the Council's Capital Programme linked to the Council's current Financial Strategy and the 5 year Scottish Government Capital Funding Plan which indicates that in the period to 2026, core Local Government Capital Grant will be frozen at 2021/22 levels.

3.2 Asset Data

The review has collated data from a number of sources to populate a prioritisation matrix to assist in decision making on the future shape of the Leisure Estate:

3.2.1 Historical Investment Summary & Forward Investment Considerations

The review of the assets includes a summary of recent Council and Inverclyde Leisure investment across the various facilities including any live projects through funding allocated from existing Council capital programme budgets which has either been committed and progressing on site or is in the planning stages with a view to progression to site.

Inverclyde Leisure have also provided an overview of planned future investment being considered in each of the facilities.

In addition to the above information a summary of the backlog maintenance and lifecycle replacement requirements for the short to medium term have been included extracted from a combination of external condition survey data and Property Services knowledge of the assets including feedback from key term contractor knowledge of building systems and critical plant condition.

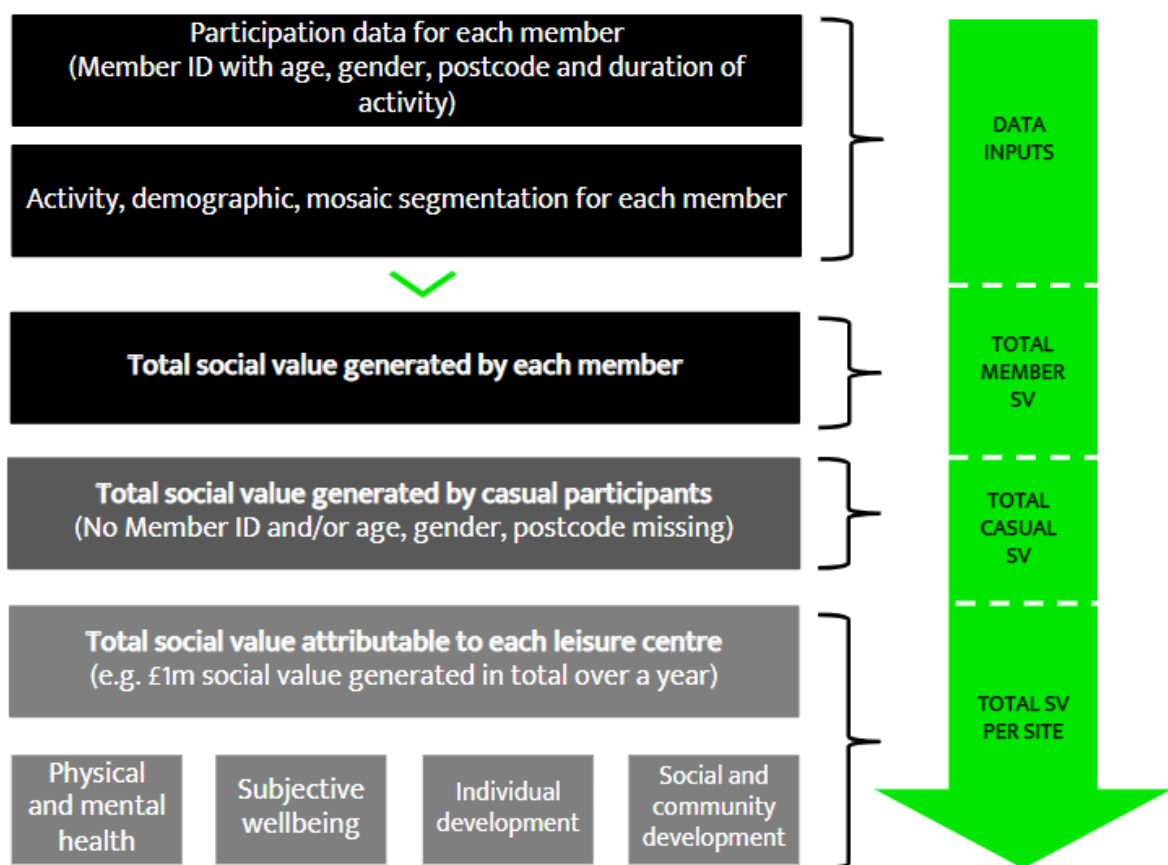
3.2.2 Social Value

The estate managed by Inverclyde Leisure on behalf of Inverclyde Council is important to the local community for many reasons including tourism, the health and wellbeing of the residents and attracting people and companies to move to the area for repopulation as people are willing to pay more to rent or mortgage in an area with good leisure facilities. The company also supports many local employees working at the facilities the company manages.

The Indoor Leisure Facilities element of the report below includes an analysis of the leisure estate using metrics including usage, social value, facility financial operating surplus or deficit excluding overheads, whether the facility or areas of the facility could be resized or changed and priority for investment.

The social value results have been produced by 4Global and shows the social return on investment measuring the non-market economic social and environmental value created by an activity and intervention at leisure facilities listed below.

Social value also attempts to quantify the impacts of sport and define the social benefit and cost. Illustrated below is the approach developed by Sheffield Hallam University using the facilities data. The amount of value depends on demographic factors and how long customers are active.



The social value analysis uses live data gathered from datahub and Inverclyde Leisure management information systems to provide a total social value for physical and mental health, subjective wellbeing, individual development, and social and community development. This is then broken down to a 'per person' level and shown for each Indoor Leisure Facility asset.

The community and parks and pitches estate will use the same measures as above apart from the social value analysis as the Sheffield Hallam University research is leisure specific.

3.2.3 Asset Condition

Recording and monitoring the condition of assets is fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities across the estate. Externally procured elemental condition surveys (based on Scottish Government Guidance) are undertaken on the basis of a 5 year rolling programme with an annual review carried out by Property Services to provide an overall rating reported as part of a range of statutory and other performance indicators. The surveys also provide an indication of the backlog maintenance and priorities for investment over a ten year projection. The first condition surveys were carried out by Drivers Jonas in 2009 with the next external surveys completed by Watts Group Plc. in 2014. AECOM were appointed in August 2019 and carried out and completed the most recent estate wide external surveys between October and December 2019.

The definition of Condition from Scottish Government guidance is noted in the table below:

Rating	Scoring Band	Description	Condition Definition
A	More than 85%	Good	Performing well and operating efficiently
B	85% or less but more than 60%	Satisfactory	Performing adequately but showing minor deterioration
C	Between 40% and 60% inclusive	Poor	Showing major defects and/or not operating adequately
D	Less than 40%	Bad	Economic life expired and/or risk of failure

The overall condition rating for the property is arrived at by means of a weighting scoring system. The results are expressed as a percentage of the weighted score that would be achieved if all elements present were in condition A. The overall condition is then determined within the percentage scoring bands above.

The following sections include tables that summarise the overall asset condition of the various properties based on the 2019 Aecom surveys and annual reviews by Property Services.

3.2.4 Asset Suitability

The suitability (and Condition) of the Council's core property assets is reported annually as part of the performance indicators submitted to the Local Government Benchmarking Framework (LGBF) which has been adopted by all 32 of Scotland's local authorities to assist in focusing on efficiency, effectiveness and outcomes allowing authorities to benchmark performance across a range of indicators.

Also known as 'fitness for purpose', suitability refers to how well the asset supports Service delivery and is suited to its current use. Suitability surveys are completed for all properties (taking into account the views of service users). The format of the surveys varies e.g. detailed guidance on suitability criteria for the School Estate was issued by the Scottish Government. The surveys also incorporate an assessment of how accessible the asset is to those with disabilities (linked to Equality Act/DDA).

The definition of Suitability based on Scottish Government guidance is noted in the table below:

Rating	Scoring Band	Description	Suitability Definition
A	> 85%	Good	Performing well and operating efficiently
B	60% - 84%	Satisfactory	Performing well but with minor problems
C	40% - 59%	Poor	Showing major problems and/or not operating optimally
D	< 40%	Bad	Does not support delivery of services

INDOOR LEISURE FACILITIES

4.1 WATERFRONT LEISURE COMPLEX & FITNESS GYM

4.1.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Fire/Panic Alarm & Emergency Lighting Replacement	2022/23	0.300
Ice Plant Chiller Component Replacement	2021/22	0.036
Flume Cable Replacement & General Refurbishment	2021/22	0.045
Air Handling Unit Refurbishment	2021/22	0.014
Ice Plant Pump Replacement	2020/21	0.030
Boiler & Plant Room Equipment Replacement / Building Energy Management System	2019/20	0.530
Training Pool Air Handling Unit Refurbishment	2018/19	0.015
Leisure Pool Air Handling Unit Refurbishment	2017/18	0.015
Sand Filter Replacement	2017/18	0.064
Ice Rink Dehumidifier / Flooring Replacement	2017/18	0.145
Lift Replacement	2017/18	0.121
Locker Replacement	2017/18	0.052
Phased Water Installations (Pipework) Replacement	2016/17	0.022
Phased Water Installations (Pipework) Replacement	2015/16	0.025
Flume Repairs/Refurbishment	2015/16	0.059
Refrigeration Plant Screen	2014/15	0.037
Replacement Refrigeration Plant	2013/15	0.400
Curtain Walling Repairs	2013/14	0.043
		£1.953m
Inverclyde Leisure		
Sauna replacement	2020/21	0.011
Glazing repair / replacement	2020/21	0.014
Training pool drainage grate replacement	2020/21	0.006
Ice Rink Plant Repairs	2020/21	0.004
Phased (1 & 2) emergency lighting replacement	2020/21	0.030
Ramp automatic front door upgrades	2019/20	0.004
Steam room cladding, waterproofing & mosaic tiles	2019/20	0.004
Entrance LED light replacement for ramp and stairs including tusk lighting	2019/20	0.004
Supply and fit new burners for boilers	2019/20	0.003
Repairs to training pool pipe work	2019/20	0.003
Repair ice plant / supply and fit new gas detection sensor	2018/19	0.003
Supply and fit pressure reducing valves	2018/19	0.003
Skill bike Studio – new flooring, redecoration, lighting, electrical upgrades, visuals including new fitness equipment	2018/19	0.065
Zamboni replacement for Ice Rink	2018/19	0.028
Dance Studio floor refurbishment	2018/19	0.005
Express Ladies Fitness - new flooring, redecoration, lighting, electrical upgrades, visuals including new fitness equipment	2017/18	0.095
Café refurbishment (full kitchen appliances installation, lighting, redecoration, electrical upgrade, signage, and toilet upgrades)	2017/18	0.075
Supply and fit 2 new inverters for leisure pool circulation pumps and reinstate inverter on AHU 5	2017/18	0.004
LED lights Ice Rink/Leisure Pool	2017/18	0.012
20kg steam generator for Steam room	2017/18	0.003
Ice rink replacement carpet in Polar bar & seating area	2017/18	0.005
Combined Heat & Power (CHP) Installation	2016/17	0.250

Replacement of both sets of turnstiles	2016/17	0.010
		£0.971m
		£2.924m

4.1.2 Forward Investment

Further investment in what is considered the 'flagship' Inverclyde Leisure facility is being considered as follows:

Inverclyde Leisure

- Potential upgrade Studio provision;
- Install fast pay self-service and fast track kiosks in reception area;
- Minor decoration and flooring generally;
- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the Waterfront building has highlighted the following areas:

- Address water penetration through curtain walling/vents;
- Remedial works to ice disposal tank;
- Ice machine store concrete floor remedial works;
- Floor finishes replacement (part - various);
- Repaint ice rink floor and markings;
- Pool perimeter tile grouting remedial works;
- Replace metal & glass balustrade to children's pool area;
- Replace metal tiles and support system to gym area;
- Overhaul external metal louvre doors;
- Replace sliding door to ice machine store;
- Replace pool changing cubicles;
- Air handling equipment replacement (beyond rated lifecycle);
- Electrical distribution and outlet replacement (beyond rated lifecycle);
- Lighting upgrade most areas (beyond rated lifecycle);
- Platform lift replacement (Polar Bar);
- Redecoration generally internal and external.

4.1.3 Asset Income Generation Position / Utilisation

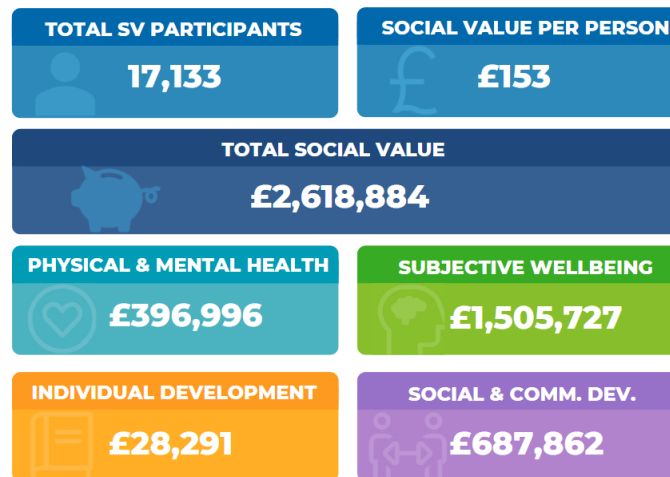
The company has maximised the facility to its potential. The facility develops approximately £200k a year into the company and serves around 600,000 visits per year. The site is considered to be a crucial asset to the local community.

4.1.4 Social Value

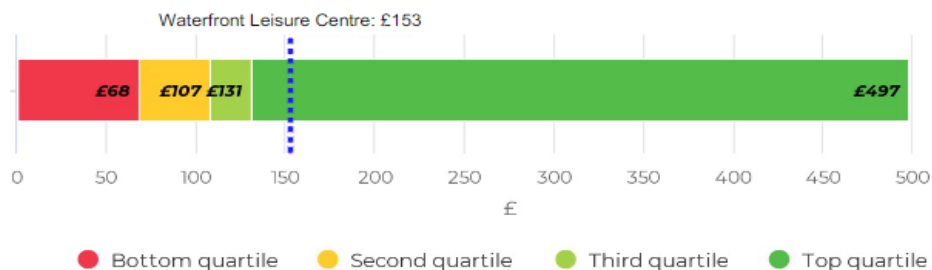
The Waterfront Leisure Complex is in high demand by customers and ranks as number 1 in the most used facilities, by community and clubs and is Inverclyde Leisure’s busiest facility.

The Waterfront is number 1 for IL in terms of total social value at £2.6 million and is in the top quartile for social value per person as well as having the highest contributor in the prevention of physical and mental health.

Below are the social value analysis findings for the Waterfront divided into categories and benchmarked against the rest of the UK Leisure sector:



CHD STROKE	£39,809
BREAST CANCER	£11,015
COLON CANCER	£5,896
TYPE 2 DIABETES	£137,133
DEMENTIA	£128,195
DEPRESSION	£4,266
HIP FRACTURES	£70,355
BACK PAIN	£15,515
REDUCED GP VISITS	£16,482
REDUCED PSYCHOTHERAPY	£24,199



4.2 GREENOCK SPORTS CENTRE & FITNESS GYM

4.2.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Main hall flooring repairs / partial replacement	2016/18	0.040
Changing room flooring replacement	2016/17	0.013
Fire compartmentation works (ceilings and doors phase 1)	2016/17	0.021
Electrical switchgear replacement	2014/15	0.027
Partial refurbishment/lifecycle works	2012/14	0.725
Fire door replacement	2022/23	tbc
		£0.826m
Inverclyde Leisure		
Main hall A&B lighting upgrade (LED)	2020/21	0.010
Upgrade changing room lockers	2020/21	0.006
Boiler component and pipework replacement	2020/21	0.011
Replace Corroded Heating Pipework	2019/20	0.005
Crossfit – replacement flooring, redecoration, lighting and signage	2015/16	0.040
		£0.072m
		£0.871m

4.2.2 Forward Investment

Inverclyde Leisure

- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Replace roof covering and associated rainwater goods (main hall & small gym);
- Floor finishes replacement (vinyl, carpet and refurbish timber);
- Ceiling finishes repair/replacement (30% damaged to Cross Fit area);
- Clean and re-pointing of external brick walls including repairs to beams etc.;
- Internal wall panel replacement (small gym);
- Changing areas refurbishment (benching/showers/sanitaryware);
- Boiler & warm air heating replacement (beyond rated lifecycle);
- Calorifier replacement (beyond rated lifecycle);
- Gas pipework replacement (beyond rated lifecycle);
- Redecoration generally internal and external.

It should also be noted that there is an existing issue in relation to the fire risk assessment of the existing facility which requires consideration of measures to improve the escape from the first floor gym area. The building is also not fully accessible as there is no lift provision between floors

4.2.3 Asset Income Generation Position / Utilisation

Greenock Sports Centre is well used by customers, clubs, and colleges. The fitness gym, Strength Shed and main halls are well used within the facility.

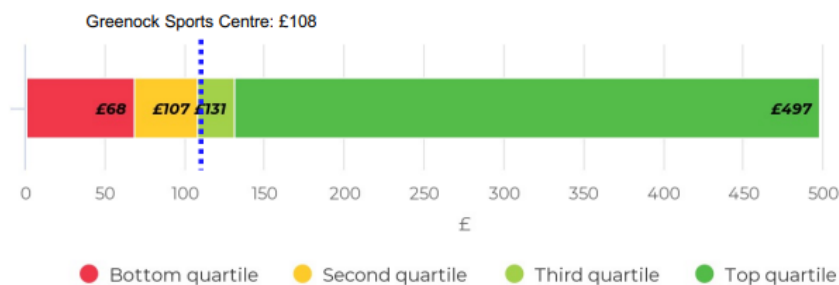
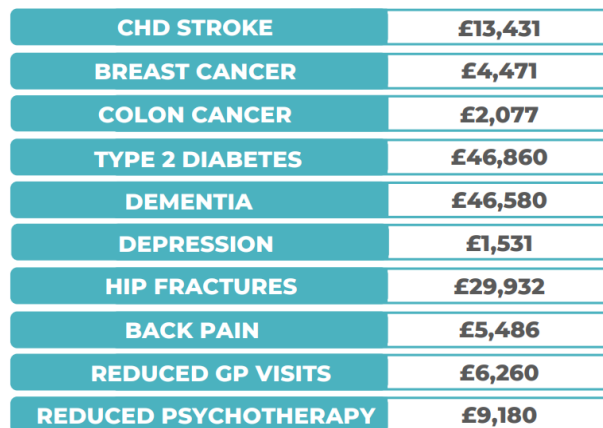
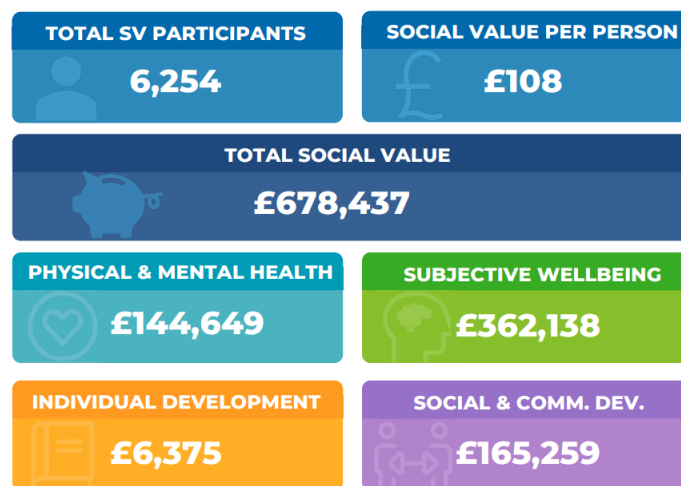
The only areas of this facility that are vacant are the squash courts that were converted to a nursery over 10 years ago and some former office space.

There are around 120,000 usages a year at the facility, and it is the 3rd busiest centre Inverclyde Leisure operates. The facility also brings in a small surplus of around £40k to the company a year.

4.2.4 Social Value

Greenock Sports Centre is ranked 5th for IL in terms of total social value at £678k, is in the third quartile for social value per person and contributes £144,649 in the prevention of physical and mental health.

Below are the social value analysis findings for Greenock Sports Centre divided into categories and benchmarked against the rest of the UK Leisure sector:



4.3 RAVENSCRAIG SPORTS CENTRE

4.3.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Ravenscraig Activity Centre refurbishment with Inverclyde Council to include large Budget gym, Turnstile installation, reception upgrades, climbing walls, party rooms, toilets, soft play and café fit out including new fitness equipment	2015/16	0.600
		£0.600m
Inverclyde Leisure		
Heating & air conditioning for reception and main hall areas	2019/20	0.022
Shower room upgrade works	2018/19	0.015
Ravenscraig Activity Centre refurbishment with Inverclyde Council to include large Budget gym, Turnstile installation, reception upgrades, climbing walls, party rooms, toilets, soft play and café fit out including new fitness equipment	2015/16	0.600
		£0.637m
		£1.237m

4.3.2 Forward Investment

Inverclyde Leisure

- Install fast pay self-service and fast track kiosks in reception area;
- Potential upgrade of fitness for less including equipment, lighting, flooring and branding.
- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- roof inspection recommended (no access) but evidence of leaks;
- glazed roof at entrance requires overhaul (defective units);
- Sprung timber floor requires refurbishment;
- Floor finishes replacement (part);
- Metal lay in board ceiling damaged/missing sections throughout;
- GRP glazing requires replacement;
- Radiant panels main hall require replacement (beyond rated lifecycle);
- Boiler plant and heat sensors for boilers require replacement (beyond rated lifecycle);
- Calorifier requires replacement (beyond rated lifecycle);
- AHU supply and extract serving building requires replacement (beyond rated lifecycle);
- CCTV cameras (part) end of life;
- Building management systems require replacement (beyond rated lifecycle);
- Passenger lift requires replacement (beyond rated lifecycle);
- Car park requires resurfacing including drainage overhaul;
- External concrete slabbed paths require replacement;
- Fencing replacement and minor wall repairs required.

4.3.3 Asset Income Generation Position / Utilisation

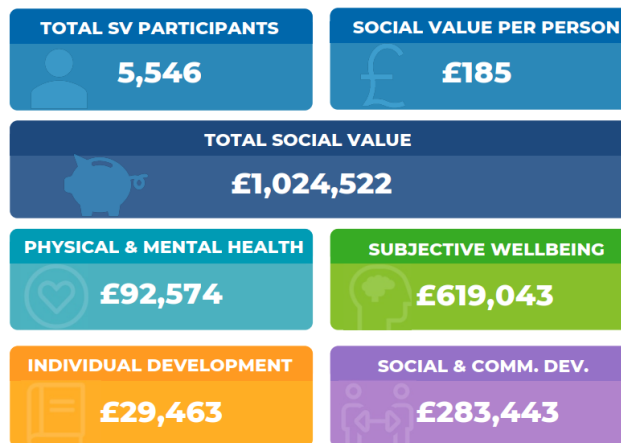
Ravenscraig Activity Centre is well used by our customers with around 200,000 customer visits a year and is the 2nd highest used facility operated by Inverclyde Leisure. Ravenscraig is well used and has no underutilised areas.

The facility is also profitable, the site generates £180k to £210k for the company.

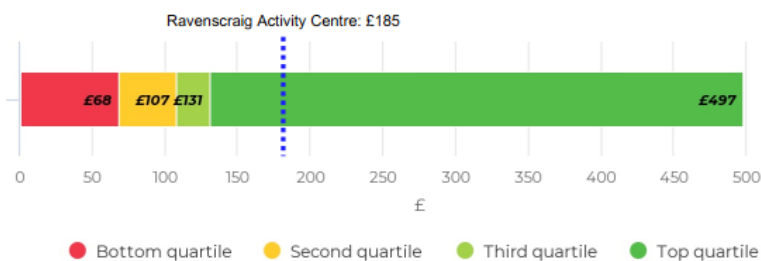
4.3.4 Social Value

Ravenscraig Activity Centre is ranked 2nd for IL in terms of total social value at just over £1 million, is in the top quartile for social value per person and contributes £92,574 in the prevention of physical and mental health.

Below are the social value analysis findings for Ravenscraig Activity Centre divided into categories and benchmarked against the rest of the UK Leisure sector:



CHD STROKE	£10,594
BREAST CANCER	£2,605
COLON CANCER	£1,570
TYPE 2 DIABETES	£36,177
DEMENTIA	£32,659
DEPRESSION	£1,103
HIP FRACTURES	£7,816
BACK PAIN	£4,046
REDUCED GP VISITS	£4,314
REDUCED PSYCHOTHERAPY	£6,334



4.4 BIRKMYRE PARK GYM

4.4.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Air handling unit condenser replacement	2022/23	tbc
Fire detection and alarm upgrade	2016/17	0.006
		£0.006m
Inverclyde Leisure		
Locker mechanism upgrade	2020/21	0.010
LED lights in male & female changing rooms	2019/20	0.004
Replace Pressurisation Unit	2018/19	0.003
Reception & Gents changing room flooring	2018/19	0.008
Gym lights replaced with LEDs including new fitness equipment	2016/17	0.070
		£0.095m
		£0.101m

4.4.2 Forward Investment

Inverclyde Leisure

- Potential upgrade of fitness gym to include flooring, lighting and equipment;
- Minor decoration and flooring generally;
- Continue to review / replace facility lighting with LED units (due to condition and age)

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Patch repairs to ceilings and tile replacement;
- Remedial works to window frames (part);
- Replace timber canopies to external doors;
- Overdoor heater replacement (beyond rated lifecycle);
- Replace air handling condenser unit (beyond rated lifecycle);
- Repairs to gas fired hot water boilers;
- Disabled WC panic alarm system replacement (beyond rated lifecycle).

4.4.3 Asset Income Generation Position / Utilisation

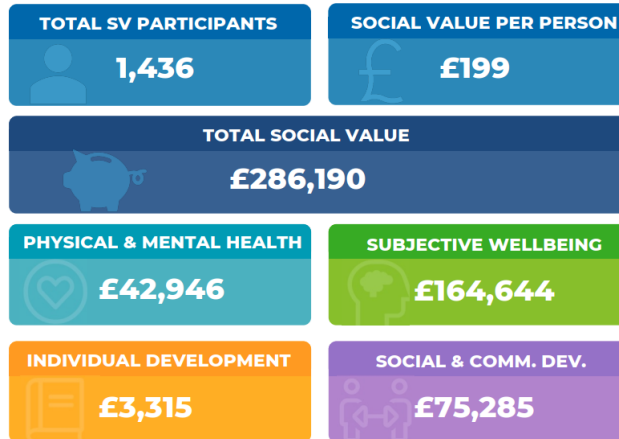
Birkmyre Fitness Gym is well used by our customers with around 60,000 customer visits a year and is the 9th out of 22 facilities used by customers. The facility is well used with no underutilised areas.

The facility is also profitable, the site generates around £50k to £70k for the company.

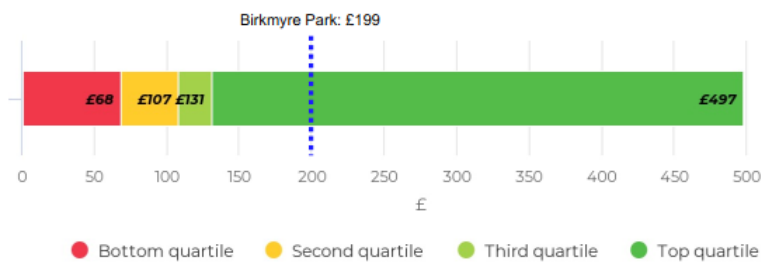
4.4.4 Social Value

Birkmyre Fitness Gym is ranked 8th for IL in terms of total social value at £286k, is in the top quartile for social value per person and contributes £42,946 in the prevention of physical and mental health.

Below are the social value analysis findings for Birkmyre Fitness Gym divided into categories and benchmarked against the rest of the UK Leisure sector:



CHD STROKE	£4,163
BREAST CANCER	£1,032
COLON CANCER	£619
TYPE 2 DIABETES	£14,226
DEMENTIA	£12,879
DEPRESSION	£435
HIP FRACTURES	£9,571
BACK PAIN	£1,593
REDUCED GP VISITS	£1,698
REDUCED PSYCHOTHERAPY	£2,493



4.5 BOGLESTONE FITNESS GYM & COMMUNITY CENTRE

4.5.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Roof Replacement Phase 1	2021/23	0.500
Mechanical & Electrical lifecycle works (priority items)	2019/20	0.040
Car park resurfacing/improvements #	2018/19	0.030
Drainage improvements	2018/19	0.010
# Further £60K spent on improvements to access road and roundabout (parking expansion).		£0.580m
Inverclyde Leisure		
Shower upgrade	2020/21	0.004
Activity & Community Centre redevelopment project included large Budget gym installation, large soft play frame , LED lights installed in gym, main hall and reception area, toilets and installation of café appliances, including new fitness equipment	2019/20	0.870
Parts supply & install igniters and probes to boilers	2018/19	0.002
Spinning Studio refurbishment with specialised flooring replacement, air conditioning, redecoration, signage including new fitness equipment	2018/19	0.025
Turnstile installation 2x plus disabled gate installation, new flooring and fitness equipment	2016/17	0.100
		£1.001m
		£1.581m

4.5.2 Forward Investment

Inverclyde Leisure

- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Replace remaining roof covering and associated rainwater goods;
- Floor finishes replacement (part);
- Clean and re-pointing of external brick walls;
- Replace external doors;
- Replace windows (single/defective double glazed);
- Finishes/impact damage at squash courts;
- Replace sanitaryware;
- Replace radiant panel at squash court;
- Boiler & expansion vessel replacement (beyond rated lifecycle);
- Cold water storage tank replacement (beyond rated lifecycle);
- Gas shut off valve replacement (beyond rated lifecycle);
- Extract fans and small AC unit replacement – various (beyond rated lifecycle);
- Main switchboard and partial distribution board replacement (beyond rated lifecycle);
- Partial lighting upgrade (beyond rated lifecycle);
- CCTV cameras (part – community wing/squash - beyond rated lifecycle);
- Redecoration generally (non-refurbished areas).

4.5.3 Asset Income Generation Position / Utilisation

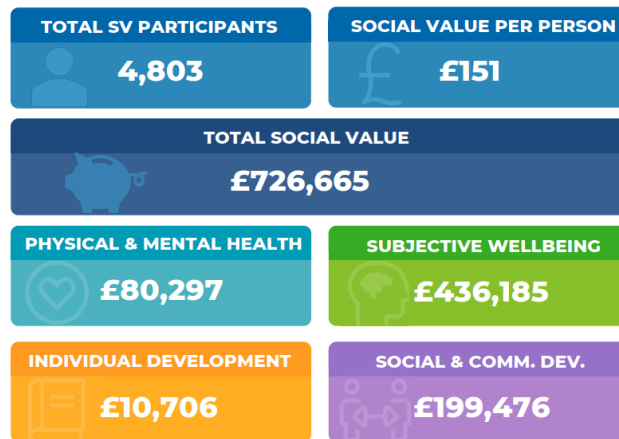
Boglestone Activity Centre is in high demand by the community and customer usage with around 120,000 visits a year and is ranked as the 4th busiest facility used by customers. The only area of this site that has low usage are the squash courts.

It is also a profitable site generating around £90k to £130k for the company a year.

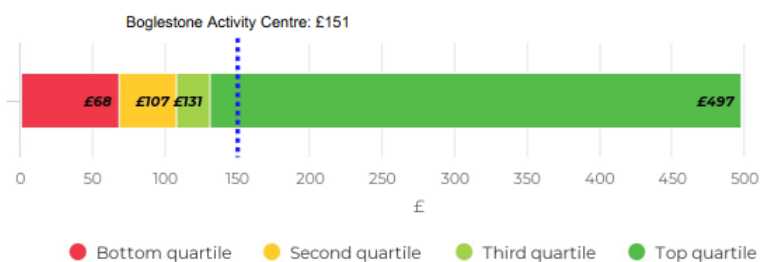
4.5.4 Social Value

Boglestone Activity Centre is ranked 3rd for IL in terms of total social value at £726k, is in the top quartile for social value per person and contributes £80,297 in the prevention of physical and mental health.

Below are the social value analysis findings for Boglestone Activity Centre divided into categories and benchmarked against the rest of the UK Leisure sector:



CHD STROKE	£9,053
BREAST CANCER	£2,120
COLON CANCER	£1,334
TYPE 2 DIABETES	£30,802
DEMENTIA	£27,430
DEPRESSION	£933
HIP FRACTURES	£8,613
BACK PAIN	£3,435
REDUCED GP VISITS	£3,703
REDUCED PSYCHOTHERAPY	£5,437



4.6 GOUROCK POOL & FITNESS GYM

4.6.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Pool cover replacement	2022/23	0.025
Pipework replacement	2022/23	0.025
External door replacement	2016/17	0.020
Sand filter media renewal	2015/16	0.011
Remedial/lifecycle works	2014/16	0.138
Major refurbishment	2011/12	2.036
		£2.255m
Inverclyde Leisure		
Locker mechanism upgrade	2020/21	0.010
Replace chemical dosing pump	2019/20	0.002
Gym lights replaced with LED	2018/19	0.002
Disabled hoist replacement	2017/18	0.007
Gym specialised flooring replacement, electrical upgrades, redecoration	2016/17	0.010
		£0.031m
		£2.276m

4.6.2 Forward Investment

Inverclyde Leisure

- Access control at Gym (turnstile installation with disabled gate);
- Minor decoration and flooring generally;
- Potential upgrade of fitness gym to include flooring, lighting and equipment;
- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Plant room structure remedials (corrosion to beams etc.);
- Replace pool chemical store door/female change door;
- Address low level water/damp issues to finishes (water ingress due to location);
- Overdoor and electric heater replacement (beyond rated lifecycle);
- Mechanical ventilation upgrade (beyond rated lifecycle);
- Pool plate heater exchanger replacement (beyond rated lifecycle);
- Boiler plant and associated equipment (beyond rated lifecycle);
- Partial lighting upgrade (beyond rated lifecycle).

4.6.3 Asset Income Generation Position / Utilisation

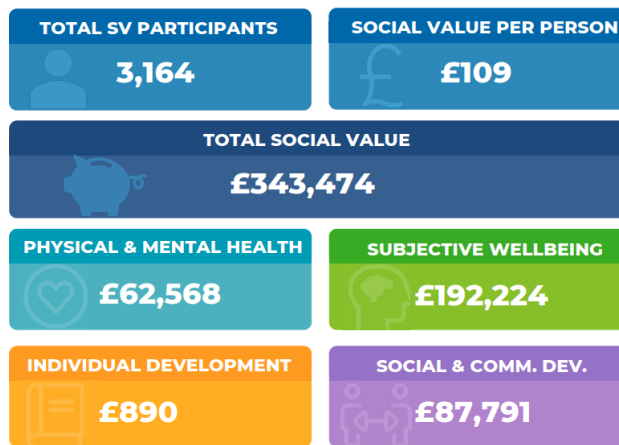
Gourock Pool and Gym is well used by customers with around 87,000 visits per year making it the 5th busiest facility. The pool is a unique facility in the area and is well loved by the community with the typical operating season May to September.

The gym runs at a profit and the pool runs at a deficit. Overall, the facility runs at a profit of around £50k.

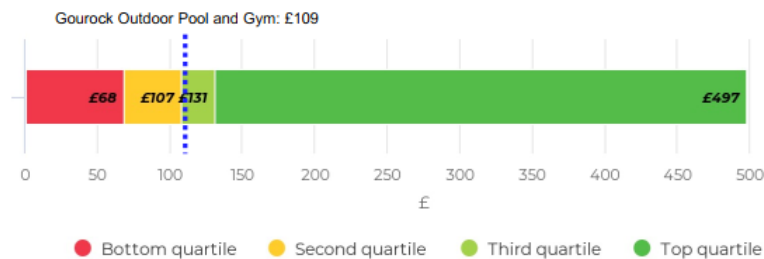
4.6.4 Social Value

Gourock Pool and Gym is ranked 7th for IL in terms of total social value at £343k, is in the third quartile for social value per person and contributes £62,568 in the prevention of physical and mental health.

Below are the social value analysis findings for Gourock Pool and Gym divided into categories and benchmarked against the rest of the UK Leisure sector:



CHD STROKE	£6,254
BREAST CANCER	£1,445
COLON CANCER	£921
TYPE 2 DIABETES	£21,254
DEMENTIA	£18,864
DEPRESSION	£644
HIP FRACTURES	£13,195
BACK PAIN	£2,371
REDUCED GP VISITS	£2,580
REDUCED PSYCHOTHERAPY	£3,787



4.7 LADY OCTAVIA SPORTS CENTRE

4.7.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
New fire detection and alarm / Changing room ventilation and lighting upgrade/lifecycle works	2018/19	0.031
Centre car park expansion and road improvements	2018/19	0.296
Main hall rebound board replacement	2018/19	0.009
		£0.336m
Inverclyde Leisure		
Budget gym, turnstile installation, reception upgrades, LED lights in changing toilets including new fitness equipment	2018/19	0.470
Replace Pressurisation Unit	2018/19	0.003
Main hall lights replaced with LED	2016/17	0.006
		£0.479m
		£0.815m

4.7.2 Forward Investment

Inverclyde Leisure

- Install fast pay self-service and fast track kiosks in reception area;
- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- roof inspection recommended (no access);
- glazed roof at entrance requires overhaul (defective units);
- repair box gutters;
- Floor finishes replacement (part);
- Replace automatic door opener to main entrance (defective);
- GRP glazing requires replacement;
- Replace damaged sanitary fittings;
- Boiler, pump & expansion vessel replacement (beyond rated lifecycle);
- Radiant panels main hall require replacement (beyond rated lifecycle);
- Calorifier & pump replacement (beyond rated lifecycle);
- Cold water storage tank replacement (beyond rated lifecycle);
- Gas shut off valve replacement (beyond rated lifecycle);
- AHU supply and extract serving building requires replacement (beyond rated lifecycle);
- Partial rewiring (circa 30% - beyond rated lifecycle);
- Main switchboard replacement (beyond rated lifecycle);
- Partial lighting upgrade (beyond rated lifecycle);
- CCTV cameras (external) end of life;
- Building management systems require replacement (beyond rated lifecycle);
- Passenger lift requires replacement (beyond rated lifecycle);
- Car park requires bollard / drain / kerb repairs;
- External lighting replacement/upgrade (building mounted and part car park);
- Fencing redecoration.

4.7.3 Asset Income Generation Position / Utilisation

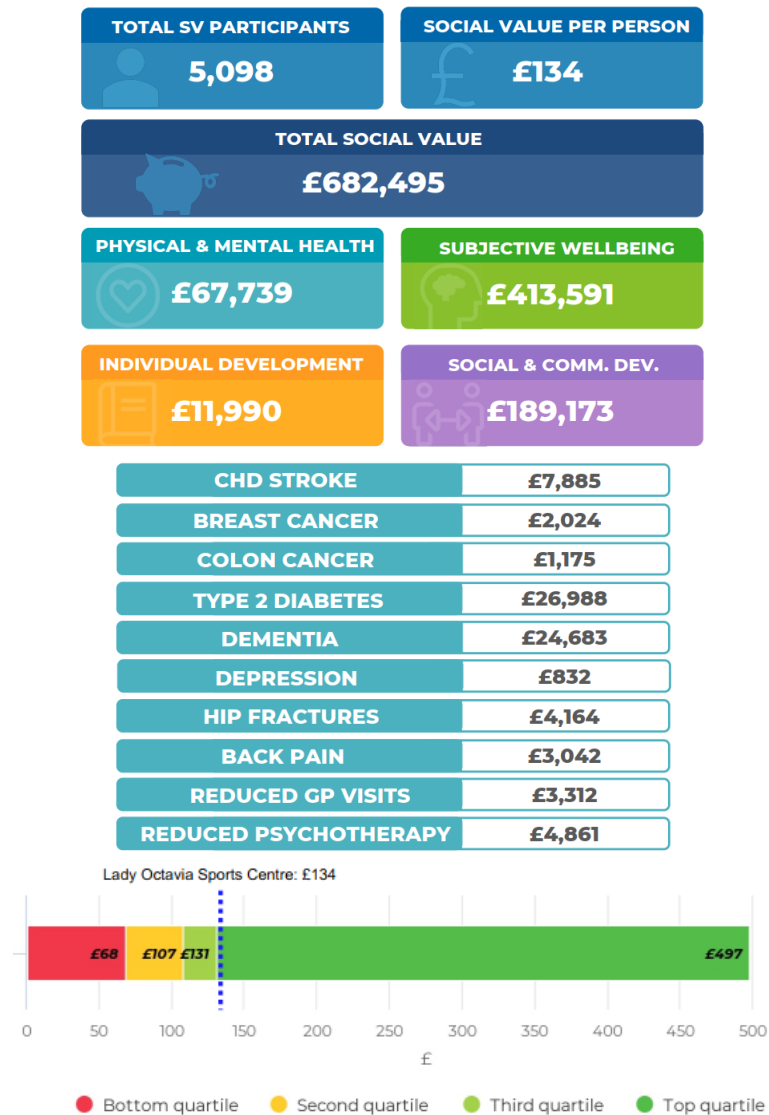
Lady Octavia Sports Centre is well used by our customers with around 65,000 customer visits a year and is the 8th busiest centre overall. Lady Octavia has been recently refurbished with the introduction of a large Fitness for Less gym. The project involved remodelling to maximise space and usage. The facility is well used with no underutilised areas and is likely to grow with the new developments in the last few years.

The facility is also profitable, the site generates around £60k for the company with the new gym having been developed.

4.7.4 Social Value

Lady Octavia Sports Centre is ranked 7th for IL in terms of total social value at £682k, is in the top quartile for social value per person and contributes £67,739 in the prevention of physical and mental health.

Below are the social value analysis findings for Lady Octavia Sports Centre divided into categories and benchmarked against the rest of the UK Leisure sector:



4.8 INDOOR BOWLING CLUB

4.8.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
LED lighting, new woven carpet, redecoration, replacement scoreboard, signage, flooring, and electrical upgrades	2018/19	0.100
Fire detection and alarm upgrade	2015/16	0.010
Internal upgrade	2011/12	0.087
		£0.197m
Inverclyde Leisure		
N/A	-	0.000
		£0.000m
		£0.197m

4.8.2 Forward Investment

Inverclyde Leisure

- Project development with the installation of moveable inflatable play zone, upgrade café.
- Continue to review / replace facility lighting with LED units (due to condition and age).

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Gutter cleaning (excess vegetation);
- Vinyl flooring replacement;
- Re-coat corrugated steel profile sheeting (side elevations);
- Replace doors to boiler room and store;
- Resurface road and car park;
- Footpaths in poor condition (clear moss initially);
- Gates and fencing require overhaul/renewal including masonry repairs;
- Landscaping requires addressed/managed;
- Review main plant controls/pumps operation and remove redundant equipment / upgrade as required.

4.8.3 Asset Income Generation Position / Utilisation

The Indoor Bowling facility has around 15,000 customer visits a year which ranks the centre 15th out of 22 in terms of usage by customers.

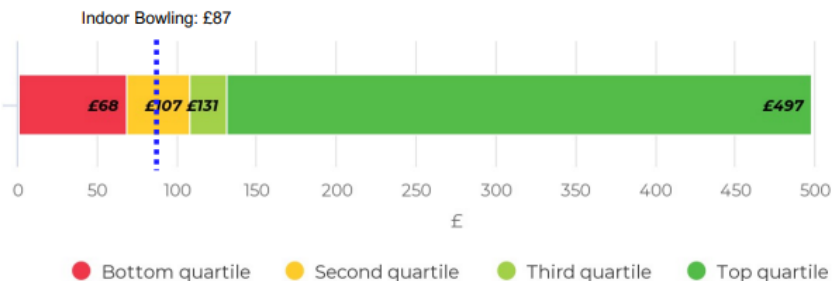
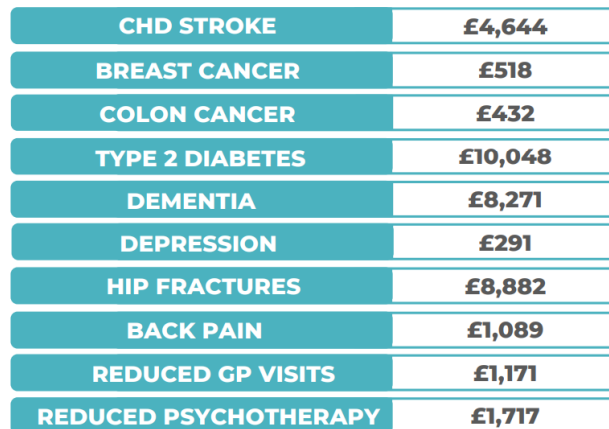
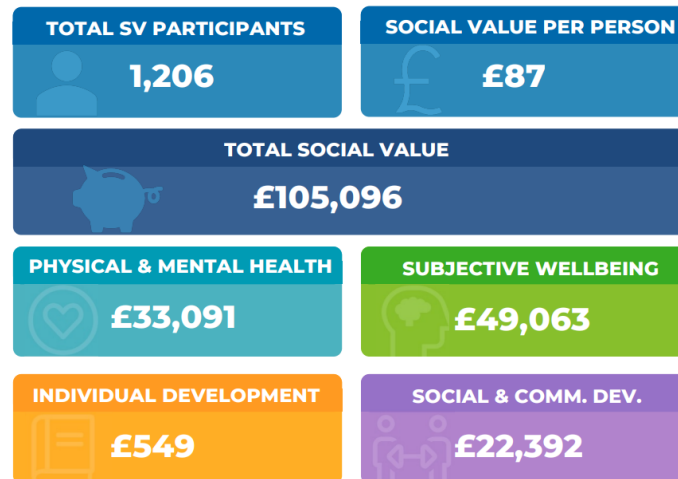
The facility closes all summer and opens September to end of March.

The facility just about breaks even and fluctuates between making a slight profit and running at slight deficit.

4.8.4 Social Value

The Indoor Bowling facility is ranked last for IL in terms of total social value at £105,096, is in the second quartile for social value per person and contributes £33,091 in the prevention of physical and mental health.

Below are the social value analysis findings for the Indoor bowling facility divided into categories and benchmarked against the rest of the UK Leisure sector:



4.9 PORT GLASGOW POOL & FITNESS GYM

4.9.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Gable wall reinstatement	2017/18	0.025
		£0.025m
Inverclyde Leisure		
Pool circulation / filtration pumps	2019/20	0.005
Replacement lockers, new sauna & steam room upgrades, new flooring, redecoration, lighting, electrical upgrades, air conditioning including new signage and new fitness equipment	2019/20	0.150
Health suite replacement flooring and tiles for area including showers	2019/20	0.004
Fast pay kiosk, and new access control turnstiles 2x plus disabled gate installation	2018/19	0.018
		£0.177m
		£0.202m

4.9.2 Forward Investment

Inverclyde Leisure

No planned investment.

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Possible repairs to high level plaster finish within pool area;
- Render and minor stone repairs externally;
- Repairs to corroded metal stairs;
- Replace or refurbish radiators;
- Cold water booster set replacement (beyond rated lifecycle);
- Drinking fountain replacement (corrosion);
- Review electrical distribution equipment and upgrade as required;
- Remove failed power factor correction equipment;
- Replace/upgrade pool uplighters (beyond rated lifecycle/worn);
- Review fire alarm system and upgrade as required;
- Intruder alarm replacement (beyond rated lifecycle);
- Disabled WC and panic alarm system replacement (beyond rated lifecycle);
- Building management system replacement (beyond rated lifecycle).

4.8.3 Asset Income Generation Position / Utilisation

Port Glasgow Swimming Pool has around 50,000 visits a year and ranks 10th in usage out of 22 facilities. Port Glasgow Pool has also benefited from investment in the last few years. IL has now fully maximised the facility floor space although there is further scope to develop the swim school.

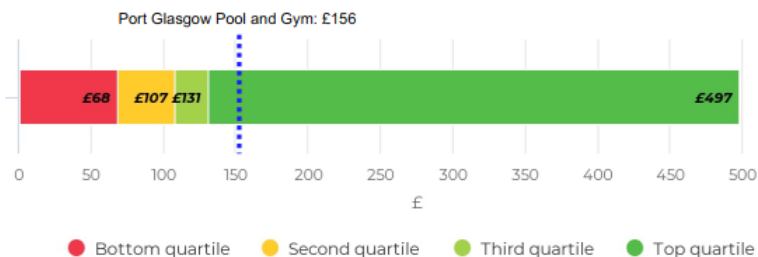
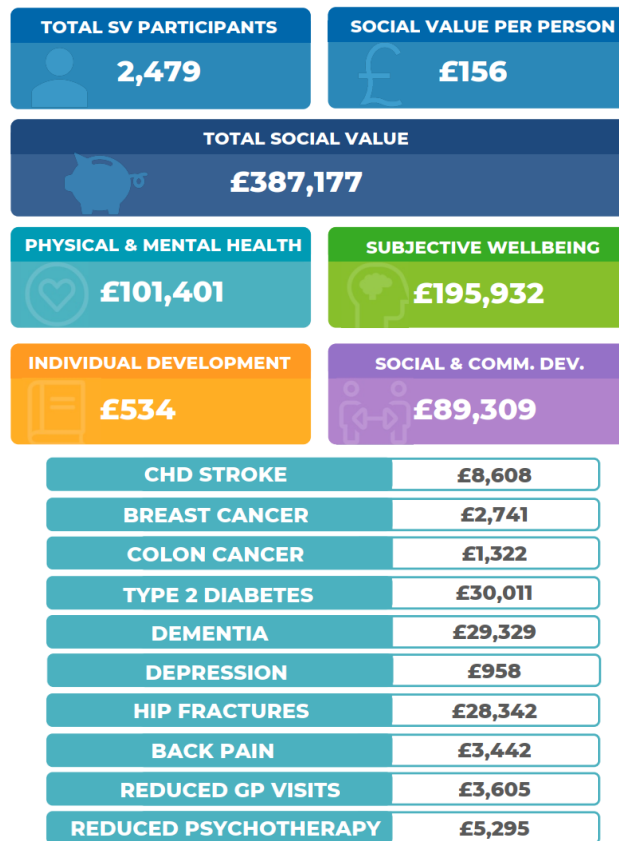
The centre is deficit funded by around £120k a year. The Port Glasgow Pool is viewed as a crucial asset for the local community as well as supporting swimming locally.

4.9.3 Social Value

The facility is ranked 6th for IL in terms of total social value at £387k, is in the top quartile for social value per person and contributes £101k in the prevention of physical and mental health.

The centre is deficit funded by around £120k a year. The Port Glasgow Pool is a crucial community asset for the local community as well as supporting swimming locally.

Below are the social value analysis findings for Port Glasgow Pool divided into categories and benchmarked against the rest of the UK Leisure sector:



4.10 ASSET DATA SUMMARIES

4.10.1 Condition

<i>Facility</i>	<i>Condition Rating</i>	<i>Condition Score</i>	<i>Gross Internal Floor Area (GIFA) m2</i>	<i>Condition Ranking</i>
Waterfront Leisure Complex	C	59.75	8,174	8
Greenock Sports Centre	C	55.51	3,628	9
Ravenscraig Sports Centre	B	62.31	1,270	7
Birkmyre Park Gym	B	74.31	608	1
Boglestone Activity Centre	B	63.42	1,776	6
Gourock Pool / Gym	B	71.00	799	2
Lady Octavia Sports Centre	B	66.82	1,276	5
Indoor Bowling	B	70.52	2,548	3
Port Glasgow Pool / Gym	B	69.45	892	4

4.10.2 Suitability

<i>Facility</i>	<i>Suitability Rating</i>	<i>Suitability Score</i>
Waterfront Leisure Complex	A	88.57
Greenock Sports Centre	A	86.00
Ravenscraig Sports Centre	A	98.00
Birkmyre Park Gym	A	86.40
Boglestone Activity Centre	A	86.54
Gourock Pool / Gym	A	86.00
Lady Octavia Sports Centre	A	90.30
Indoor Bowling	A	94.00
Port Glasgow Pool / Gym	A	96.00

4.10.3 Inverclyde Leisure Data Hub / Management Information

<i>Site</i>	<i>Total Value</i>	<i>Social Value Ranking</i>	<i>Usage Ranking</i>	<i>Surplus Deficit Ranking</i>	<i>Score</i>	<i>Overall Ranking</i>
Waterfront Leisure Complex	£2,618,884	1	1	1	3	1
Ravenscraig Sports Centre	£1,024,522	2	2	2	6	2
Boglestone Activity Centre	£726,665	3	4	3	10	3
Greenock Sports Centre	£678,437	5	3	7	15	4
Lady Octavia Sports Centre	£682,495	4	7	4	15	4
Gourock Pool / Gym	£343,474	7	5	5	17	6
Birkmyre Park Gym	£286,190	8	6	6	20	7
Port Glasgow Pool/ Gym	£387,177	6	8	10	24	8
Indoor Bowling	£117,080	9	9	9	27	9

COMMUNITY FACILITIES

5.0 COMMUNITY FACILITIES

5.1 Overview

Since the original transfer of the Council's Community Facilities in April 2010, there have been a number of reports brought to Council Committees impacting the overall asset provision. The closure of a number of Community Facilities was considered as part of the Council's 2018/19 budget process with details of the facilities affected contained in a report to the January 2018 Education & Communities Committee. The savings proposals were based upon a review of community facility provision carried out by external consultants (Max Associates) in 2015. Although no specific proposals were taken forward at that time there have been subsequent reports in respect of a review of Ward 7 Community Facilities (September 2018 Education & Communities Committee), and specific reports dealing with individual properties related to wider asset plans and transfers that have resulted in the closure of a number of facilities.

Community facilities in Inverclyde fall into four main categories:

- ❖ Town Halls managed by Inverclyde Leisure;
- ❖ Community Centres managed by Inverclyde Leisure;
- ❖ Tenant and Resident Halls supervised by Inverclyde Leisure; and
- ❖ Self-managed community centres and tenants' and residents' halls.

Funding models for community facilities in Inverclyde fall into three main categories

- ❖ IL managed (let income plus council management fee);
- ❖ Self-managed tenants'/ residents' halls (let income plus council subsidy/grant); and
- ❖ Self-managed (let income plus council funding dependant on SLA).

Three centres (Auchmountain Resource Centre, Clune Park Resource Centre, and Boglestone Community Centre (part of the centre is operated by Boglestone Community Association)) operate slightly outside these categories in that running and staffing costs are met by the Council and IL respectively, however a local management committee retain income and do not contribute directly to the core operating costs of the centre but which fund some of the activities provided there.

The table below includes a summary of the current position compared to the original April 2010 position including any known future plans that will impact the overall asset provision.

Asset Name	Incl. in April 2010 CFOL	Incl. in June 2022 CFOL	Comments
Auchmountain Community Resource Centre	Y	Y	N/A.
Clune Park Resource Centre	Y	Y	Planned closure upon completion of KGVI Hub.
Crawfurdsburn Community Centre	Y	Y	In process of hand back to IL following use as Covid Test Centre.
Fancy Farm Community Hall	Y	N	Closed as part of Ward 7 review. Now demolished.
Gamble Halls	Y	Y	N/A.
Greenock Town Hall	Y	Y	N/A.
Grieve Road Community Centre	Y	Y	Retained as part of Ward 7 review.
King George VI Community Hub	N	N	New facility under construction which will be added to CFOL upon completion.
Meadowlark Community Hall	Y	Y	N/A.
Paton Street Neighbourhood Centre	Y	N	Closed via fire damage and sold following Ward 7 review.
Park Farm Community Hall	Y	N	Closed in connection with 1140 Hours ELC Expansion. Demolished.
Peat Road Community Hall	Y	N	Removed by minute of variation.
Port Glasgow Town Hall	Y	Y	N/A.
Strone & Maukinhill Tenants Hall	Y	Y	N/A.
Upper Gourock Community Centre	Y	N	Now leased to 1 st Gourock Scouts.
Upper Larkfield Community Hall	Y	Y	N/A.
Wemyss Bay Community Hall	Y	Y	N/A.
Woodhall Tenants Hall	Y	N	Removed by letter.

5.2 Historical Investment

Beyond the Central Repairs Allocation (CRA) revenue fund addressing the day to day planned and reactive maintenance of the Community Facilities, the capital budget for lifecycle and elemental replacement / improvements across the Council's core operational properties is the Core Property allocation which is reported to the Environment & Regeneration Committee.

The historical Council expenditure captured within the table below has predominantly been from the Core Property allocation. However, it should be noted that some of the larger projects have been as a result of specific earmarked reserve intervention following annual bids for use of reserves.

Asset Name	Recent Investment
Auchmountain Community Resource Centre	No recent investment.
Clune Park Resource Centre	No recent investment.
Crawfurdsburn Community Centre	Part boiler replacement 2021/22 £4K.
Gamble Halls	Window and external door replacement incl. partial floor finishes 2015/16 £175K; Lift replacement 2018/19 £77K; Fire alarm 2020/21 £5K.
Greenock Town Hall	Saloon rewire 2015/16 £65K; Kitchen upgrade 2016/17 £110K; Foyer decoration 2018/19 £20K; Floor replacement 2019/20 £186K; Access lift to stage 2022/23 £103K.
Grieve Road Community Centre	Boiler replacement 2015/16 £13K; New fire alarm 2020/21 £6K; General refurbishment / upgrade 2020/22 £200K; Additional windows to hall / internal alterations 2022/23 £43K.
King George VI Community Hub	Original allocation for phase 1 fabric repairs £1m; RCGF funded phase 2 conversion / upgrade £1.735m.
Meadowlark Community Hall	No recent investment.
Port Glasgow Town Hall	Rewire Ph.2/3 2015/16 £330K; Window replacement Ph.1 2016/17 £50K; Window replacement Ph.2/3 2016/17 £162K; Re-roofing Ph.1/2 2016/17 £315K; Provost room upgrade 2018/19 £28K.
Strone & Maukinhill Tenants Hall	No recent investment.
Upper Larkfield Community Hall	Lighting upgrade (LED, new fire and intruder alarms 2021/22 £14K.
Wemyss Bay Community Hall	Car park surfacing 2018/19 £10K; General upgrade / new fire alarm 2020/21 £29K; General refurbishment / upgrade 2020/22 £110K; Additional windows to hall 2022/23 £37K..

5.3 Forward Investment

As noted within section 5.2 above the available capital funding for larger elemental / lifecycle replacement works and improvements across core operational properties is the Core Property allocation which is reported to the Environment & Regeneration Committee.

The Core Property allocation is not sufficient to address all identified maintenance and lifecycle requirements across the 90+ properties throughout Inverclyde and as such the expenditure is prioritised based on the most pressing (condition C or D) buildings or elements within buildings to assist in maintaining (or improving where possible) the overall performance in terms of the Local Government Benchmarking Framework Corporate Asset Statutory Performance Indicators. Expenditure prioritisation also considers the type of asset, utilisation (e.g. Public Access) and risk of business interruption.

The table below summarise the priorities for investment related to the condition surveys:

Asset Name	Forward Investment Considerations
Auchmountain Community Resource Centre	Roof covering & rooflight renewal incl. rainwater goods; floor coverings (part – carpet); replace kitchen ceiling; external render repairs/renewal; replace external doors; replace internal doors; refurbish toilets; renew calorifier; main electrical board renewal; external surfacing and gulley grating renewal;
Clune Park Resource Centre	As noted above, the centre will become surplus following completion of the KGVI project. Essential repairs only.
Crawfurdsburn Community Centre	Overhaul rooflights; floor coverings (part – vinyl); localised external wall repairs; external door overhaul; kitchen extract fan replacement; boiler replacement (part); decoration; car park surfacing/re-lining; boundary wall repairs.
Gamble Halls	Roof and rainwater goods overhaul; floor coverings (part – carpet); external stone cleaning/repairs; sanitaryware replacement; boiler replacement; part extract fan replacement.
Greenock Town Hall	Re-roofing & associated leadwork/windcatcher renewal; floor finishes (various locations); lath & plaster ceiling repairs/remedials; external wall re-pointing; window replacement; internal door replacement (part); toilet refurbishment (part); extract fan replacement (part); electrical distribution equipment (part); balcony seating re-upholster.
Grieve Road Community Centre	No immediate requirement due to recent targeted refurbishment works.
Meadowlark Community Hall	Re-roofing and associated rainwater goods; internal plasterboard ceilings; render repairs/renewal; external door replacement; window replacement; internal door and wall linings replacement; internal fitting replacement; heating distribution pipework and emitter replacement; ventilation fan replacement; rewiring; lighting replacement; fire and intruder alarm replacement; external path, steps, railings and walls remedials/replacement.
Port Glasgow Town Hall	External cladding replacement; external concrete stair remedials; timber floor refurbishment; overdoor heater replacement; cold water tank replacement; electrical outlet replacement; lift replacement.

Strone & Maukinhill Tenants Hall	Window replacement; internal door replacement; heating distribution pipework and emitter replacement; rewiring and replacement electrical distribution equipment; lighting replacement; external path remedials.
Upper Larkfield Community Hall	External door replacement (part); window replacement; heating distribution pipework and emitter replacement; ventilation fan replacement; electrical outlet replacement.
Wemyss Bay Community Hall	No immediate requirement due to recent targeted refurbishment works.

5.4 Asset Data Summaries

5.4.1 Condition

Facility	Condition Rating	Condition Score	Gross Internal Floor Area (GIFA) m2	Condition Ranking
Auchmountain Community Resource Centre	B	64.79	745	7
Clune Park Resource Centre	B	64.68	423	8
Crawfurdsburn Community Centre	B	71.74	404	3
Gamble Halls	B	67.65	805	4
Greenock Town Hall	B	62.88	4,556	9
Grieve Road Community Centre	A	87.23	235	1
Meadowlark Community Hall	C	51.42	142	11
Port Glasgow Town Hall	B	66.57	1,901	6
Strone & Maukinhill Tenants Hall	B	61.46	156	10
Upper Larkfield Community Hall	B	67.52	235	5
Wemyss Bay Community Hall	A	85.42	235	2

5.4.2 Suitability

Facility	Suitability Rating	Suitability Score
Auchmountain Community Resource Centre	A	84.85
Clune Park Resource Centre	D	34.31
Crawfurdsburn Community Centre	B	61.00
Gamble Halls	B	62.62
Greenock Town Hall	A	80.65
Grieve Road Community Centre	B	71.88
Meadowlark Community Hall	D	10.00
Port Glasgow Town Hall	A	84.85
Strone & Maukinhill Tenants Hall	-	-
Upper Larkfield Community Hall	B	67.70
Wemyss Bay Community Hall	A	86.02

5.4.1 Inverclyde Leisure Data Hub / Management Information

Town Halls

Greenock Town Hall

The Greenock Town Hall is the main civic centre for the whole of Inverclyde. It is used for many events including weddings and other life events, elections, school concerts, Inverclyde Music Festival, community bookings, blood donation clinics and charitable fundraisers.

The facility ranks 11th out of 22 in terms of usage and runs at a loss ranking 20th in terms of surplus deficit (substantial).

The Greenock Town Hall is the busiest of the town halls with the highest usage and has the largest indoor event space in Inverclyde.

Port Glasgow Town Hall

The Port Glasgow Town Hall is the local civic centre. It is the registered location of the Council's Civic Marriage suite. Used for life events and community bookings such as dance shows, fundraising events and martial arts group.

The facility ranks 12th out of 22 in terms of usage and runs at a loss ranking 21st out of 22 in terms of surplus deficit.

Port Glasgow Town Hall would be a busy local facility as well as being the Council's civic marriage suite.

Gamble Halls

The Gamble Hall facility is used more often for community groups who have been displaced from other local sites over the years. Groups currently using the facility include arts group, table tennis club, martial arts club, senior citizens. Also available for life events, shows and fundraisers. Current interest from local heritage group who require premises.

The facility ranks 18th out of 22 in terms of usage and runs at a loss, ranking 13th out of 22 in terms of surplus deficit.

Currently no disabled access from main door.

Community Hubs

Auchmountain Community Resource Centre

This facility is an Inverclyde Council Community hub, managed by IL and operated by staff seconded from IC in partnership with a local management committee. A well maintained site providing a wide range of community activities the site also has a computer training suite, community laundrette, café and hair salon operated as a social enterprise.

The facility ranks 13th out of 22 in terms of usage and runs at a loss ranking the facility 16th out of 22 in terms of surplus deficit with no income derived from the facility to IL. The voluntary local management committee have no liability for the asset.

Clune Park Resource Centre

This facility has the same management arrangements as Auchmountain. It is the only community resource for the lower end of Port Glasgow. Currently open on reduced hours basis commensurate with activity demand. The facility demand will be absorbed into the new and upgraded King George VI building in Port Glasgow when completed.

The facility ranks 20th out of 22 in terms of usage and runs at a loss ranking 15th out of 22 in terms of surplus deficit with no income derived from the facility to IL. The voluntary local management committee have no liability for the asset.

Grieve Road Community Centre

A community hub replacement for Paton Street and Fancy Farm Tenants Hall, the centre has recently benefited from targeted refurbishment works. Staff from partner agencies have been engaging with the local community to support activity when the centre reopens. The establishment of a local management committee has continued after lockdown and the committee now have active office bearers. The voluntary local management committee have no liability for the asset.

The facility ranks 21st out of 22 in terms of usage and runs at a loss ranking 19th out of 22 in terms of surplus deficit with minimal income derived from the facility.

Community Facilities

Crawfurdsburn Community Centre

IL's only community facility in this area of Greenock. Until recently was in use as a PCR testing site and temporarily leased out and removed from the IL licence to occupy agreement. Prior to Covid the site was used by local community groups 3 evenings per week and a community church on Sunday mornings.

The facility ranks 19th out of 22 in terms of usage and runs at a loss ranking 18th out of 22 in terms of surplus deficit (moderate).

Voluntary Managed Community Halls

Wemyss Bay Community Centre

The centre has recently benefited from targeted refurbishment works and is the hub for the Wemyss Bay Community. It is open 6 days per week with a wide range of activities including netball, Zumba, Bible Club and Sunday school. It also available for children's parties at the weekend and councillors' surgeries and partner agencies during the week. Attendances are around 300 per week.

Voluntary managed by a strong committee drawn from the local community the group generate funds through the booking of the facility throughout the year. They also have an annual community Gala Day which helps boost overall annual income. The group has also benefitted from one off Council grant funding in 2019. The voluntary local management committee have no liability for the asset.

Upper Larkfield Community Centre

Voluntary managed by a committee drawn from the local community. The centre has struggled over the years, primarily due to a lack of volunteers. However, the current members seem to have the centre operating reasonably well.

Funding for the centre comes from community bookings and councillors' surgeries. The centre is in use 3/4 days/evenings per week by the local Guide group, parent and toddler group and seniors bingo. Numbers attending are around 150 per week. This group have not accessed or received any additional funding from the Council, other than council election hire or surgeries. The voluntary local management committee have no liability for the asset.

Meadowlark Community Centre

Voluntary managed by a committee drawn from the local community. The centre has also struggled over the years, primarily due to a lack of volunteers and the condition of the facility.

Funding for the centre comes from community bookings and councillors' surgeries. The centre is in use 3/4 days/evenings per week by local groups including seniors bingo, Council Carers, line dancing and a local church. Numbers attending are around 200 per week.

This group have not accessed or received any additional funding from the Council over many years. The voluntary local management committee have no liability for the asset.

Strone/Maukinhill Tenant's Hall

The facility is currently being used by the Auchmountain Glen project as a meeting point for participants. The facility is deficit funded and has the lowest usage of facilities managed by IL. As part of the Community Grants Fund 21/22 the Auchmountain Glen Group received £1,500 to support costs for utilities. The voluntary local management committee have no liability for the asset.

OUTDOOR LEISURE FACILITIES

6.0 OUTDOOR LEISURE FACILITIES

6.1 OVERVIEW

The Management Agreement for Outdoor Leisure Facilities involves a number of small support buildings in addition to the external facilities such as grass and 3G pitches, a running track and a golf course.

The ongoing requirements for major maintenance and lifecycle replacement of sports pitches across the Leisure Estate are addressed through the Leisure Pitches strategy Asset Management Plan. The September 2020 Education & Communities Committee approved the current plan.

6.2 BATTERY PARK GRASS / 3G PITCHES AND PAVILION

6.2.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Pavilion window replacement	2022/23	tbc
Pavilion toilet refurbishment	2022/23	tbc
3G pitch carpet replacement	2022/23	0.350
Pavilion fire alarm replacement	2020/21	0.008
Drainage channel replacement	2020/21	0.013
Pavilion water heater replacement	2015/16	0.050
Pavilion external door replacement	2015/16	0.036
		£0.457m

6.2.2 Forward Investment

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Plasterboard ceiling repairs/replacement.
- External wall cleaning/repainting.
- Ceramic wall tile replacement QC/showers.
- Internal door/frame replacement.
- WC fitting/fixture replacement.
- Pressurisation unit/expansion vessel/cold water booster replacement.
- Radiant panel heating and distribution pipework replacement.
- Extract fan/ventilation unit replacement.
- Main circuit board replacement.
- Redecoration generally.
- External lighting column replacement.

6.2.3 Asset Income Generation Position / Utilisation

This site is very popular particularly with 'casual' users who play football for enjoyment and fitness, it is also used by the local Welfare League for match play at the weekend, helping support those participants who may face socio-economic challenges.

The facility provides a local nursery who deliver pre-school services for private and IC commissioned nursery places and also has public accessible toilet facilities.

The current pitches asset management plan and data available on usage within indicated that the Battery Park 3G pitch received the 2nd highest amount of use at average 26-28 hours per week.

The facility ranks 6th out of 22 in terms of usage and runs at a profit ranking 10th out of 22 in terms of surplus deficit.

6.3 BIRKMYRE PARK PITCHES AND MUGA

6.3.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
MUGA surface replacement / upgrade	2022/23	0.085
Rugby Pitch Drainage	2018/19	0.364
Landscaping	2014/15	0.233
		£0.682m

6.3.2 Forward Investment

No significant expenditure is anticipated on the open space assets given recent investment noted above.

6.3.3 Asset Income Generation Position / Utilisation

The open space assets are operated in tandem with the Birkmyre Gym building which is included within the Indoor Leisure Facilities agreement.

This site is managed by Inverclyde Leisure on behalf of the Birkmyre Trust. Predominantly used by Birkmyre Rugby club and St Columba's School, this facility attracts over 350 bookings per year. All revenue for the parks is returned to the Birkmyre Trust. The MUGA is accessible to the public via Birkmyre Gym.

6.4 BROOMHILL 3G PITCH AND PAVILION

6.4.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
3G pitch rejuvenation	2018/19	0.030
Retaining wall / fencing repairs	2015/16	0.011
		£0.041m

6.4.2 Forward Investment

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Ceramic sanitaryware replacement.
- Electric panel heater replacement.
- Fire alarm replacement.
- Redecoration generally.
- External lighting column replacement.

Pitch carpet replacement currently on hold subject to consultation and report on the use of the pitch (Outstanding Remit for Education & Communities Committee).

6.4.3 Asset Income Generation Position / Utilisation

Broomhill Pitch is situated next to the local primary school. Used by them during the day to improve and support the curriculum, IL does not charge for this use. Pitch facility is smaller in comparison to other 3G sites and as a result not used as much for matches. Local Junior team trains twice per week alongside a few juvenile teams. Changing rooms are limited and basic with no staff office accommodation on site. Limited on/offsite parking.

The current pitches asset management plan and data available on usage within indicated that the Broomhill Pitch 3G pitch received the lowest amount of use at average 10-11 hours per week.

The facility ranks 17th out of 22 in terms of usage and runs at a loss ranking 12th out of 22 in terms of surplus deficit.

6.5 GOUROCK PARK GRASS / 3G PITCHES AND PAVILION

6.5.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
3G pitch carpet replacement	2022/23	0.283
Security improvements (CCTV/lighting)	2021/22	0.006
3G pitch rejuvenation	2018/19	0.037
Shower and changing areas upgrade / refurbishment	2015/16	0.073
		£0.399m

6.5.2 Forward Investment

No significant expenditure is anticipated on the open space assets given recent investment noted above.

6.5.3 Facility Usage Summary

Pitch condition is good as is usage. New car parking recently installed adjacent to pitch will be beneficial. Changing rooms are detached from the pitch site.

Currently part of a Council pilot to allow free access during school holidays and at the weekend when no 'paid for' bookings.

The current pitches asset management plan and data available on usage within indicated that the Gourock Park 3G pitch received the 2nd lowest amount of use at average 13-15 hours per week.

The facility ranks 14th out of 22 in terms of usage and runs at a profit, ranking 11th out of 22 in terms of surplus deficit.

6.6 LADY OCTAVIA PARK 3G PITCH/MUGA's

6.6.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
3G pitch carpet replacement	2021/22	0.183
3G pitch rejuvenation	2017/18	0.024
5-a-side pitches carpet replacement/fencing upgrade	2017/18	0.054
		£0.261m
Inverclyde Leisure		
5-a-side floodlight replacement	2020/21	0.005
Large proportion of outdoor 5-a-side lamps replaced	2018/19	0.004
		£0.009m
		£0.270m

6.5.2 Forward Investment

No significant expenditure is anticipated on the open space assets given recent investment noted above.

6.6.3 Facility Usage Summary

The open space assets are operated in tandem with the Lady Octavia Sports Centre building which is included within the Indoor Leisure Facilities agreement.

Current figures for period 01/10/21 – 30/06/22, when compared with the corresponding period for the previous year, show that attendances have increased by 896. Income for periods: 2019/20 = £16.6k / 2020/21 = £23.2k / 2021/22 = £29.5k (each of these periods impacted by COVID to some degree).

The 11-a-side pitch was upgraded to FIFA Quality standard in early October 2021. Usage of the facility is expected to grow with the lifting of restrictions post Covid. The increase noted above is related to more local clubs wanting to use a more advanced surface for their training & games. With an IL Football camp in Easter & football academy added to the programme in early June, this has added to usage.

6.7 PARKLEA PLAYING FIELDS AND PAVILION

6.7.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Dugout refurbishment / pitch fencing remedials	2021/22	0.010
CCTV upgrade	2021/22	0.006
Lighting sensor replacement / emergency lighting (LED)	2021/22	0.006
3G pitch carpet replacement	2020/21	0.595
Access road surfacing / clargester work	2019/21	0.009
3G pitch rejuvenation	2017/18	0.037
Clargester replacement / emergency lighting / pipework	2015/16	0.011
		£0.674m

6.7.2 Forward Investment

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Air conditioning unit replacement.

6.7.3 Facility Usage Summary

Parklea Community Stadium is Inverclyde's premier outdoor sports facility. Popular for a range of sports including football, rugby and American football. Also used by local senior team as a training facility 4 days each week and hosted training for the Scotland men's senior squad and women's under 20's squad.

Both 3G pitches have recently been refurbished at significant cost and are now FIFA Quality standard. Also, the facility has sufficient well maintained grass pitches for use at weekends during the winter.

The current pitches asset management plan and data available on usage within indicated that the Parklea facility 3G pitches received the highest amount of use at average 19-24 hours per week for pitch 2 and 42-44 hours per week for the stadium pitch.

The facility ranks 7th out of 22 in terms of usage and runs at a profit ranking 4th out of 22 in terms of surplus deficit.

6.8 RANKIN PARK PITCH AND PAVILION

6.8.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
n/a	-	-
		nil

6.8.2 Forward Investment

Condition Survey Priorities

The condition survey of the building did not highlight any need for short/medium term investment

6.8.3 Facility Usage Summary

The site was developed to provide a grass pitch involving significant drainage works with a new changing pavilion constructed.

This facility is currently operated and maintained by Inverclyde Council although management will transfer to IL in the coming months. The facility currently has low levels of use, bookings are taken by Inverclyde Leisure's Booking Office and have totalled 30 in season 21/22 (25 weekend and 5 midweek fixtures).

6.9 RAVENSCRAIG STADIUM

6.9.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Running track rejuvenation works	2022/23	0.033
Stadium minor refurbishment (seating / façade)	2021/22	0.013
Floodlight remedials / shot putt area replacement	2021/22	0.008
		£0.054m

6.9.2 Forward Investment

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Paint finish to floors.
- Window overhaul.
- Main switch and panel board replacement.

6.9.3 Facility Usage Summary

Inverclyde's only athletics track, used by the 2 local athletics clubs and local schools for curriculum PE. Also, the home of Greenock Juniors Football Club.

Local athletics club has installed competition standard pole vault apparatus. Some further improvements required to meet new UK Athletics Track Mark accreditation.

The facility ranks 21st out of 22 in terms of usage and runs at a loss ranking 17th out of 22 in terms of surplus deficit.

6.10 WHINHILL GOLF CLUB

6.10.1 Historical Investment

Project / Area of Investment	Year	Value £m
Inverclyde Council		
Windows and door replacement, security improvements, starters accommodation relocation.	2020/22	0.250
		£0.250m
Inverclyde Leisure		
Internal decoration, catering equipment, fixtures & furniture		0.014
		£0.014m
		£0.264m

6.10.2 Forward Investment

Inverclyde Leisure

No planned investment.

Condition Survey Priorities

The condition survey of the building has highlighted the following areas:

- Roof, rooflights & rainwater goods overhaul/renewal.
- Floor coverings renewal.
- Ceiling linings renewal.
- External render renewal.
- WC areas general refurbishment/upgrade.
- Kitchen fitment replacement.
- Boiler including distribution pipework / heat emitter replacement.
- Hot and cold water systems replacement.
- Extract fan replacement.
- Redecoration generally.
- Tarmac path resurfacing

It should be noted that the condition survey data only addresses the main Clubhouse building at Whinhill. It does not consider the grounds or ancillary structures associated with the course itself. There are 34nr small footbridges across the course, the condition of which was assessed via external structural engineers in July 2016. At that time the report recommended repairs to 6 footbridges and monitoring of a further 3. Repairs were carried out in 2016/17 however this is an area that requires an annual inspection to ensure that the structures are maintained in a safe condition.

6.10.3 Facility Usage Summary

The transfer of the Whinhill Golf Course facility to Inverclyde Leisure was agreed by the Education and Communities Committee at their meeting of 5 November 2019 and formal transfer effective as of 1st April 2020.

Whinhill Golf Course has around 15,000 customer visits a year which is the 16th out of 22 in terms of customer usage. The site is used by casual golfers as well as the Whinhill Golf Club.

The facility makes a slight profit of around £19k. It is ranked 9th out of 10 facilities for IL in terms of total social value at £117,708, is in the second quartile for social value per person and contributes £28,767 in the prevention of physical and mental health.

7.1 ASSET DATA SUMMARIES

8.1.1 Condition (associated buildings only)

<i>Facility</i>	<i>Condition Rating</i>	<i>Condition Score</i>	<i>Gross Internal Floor Area (GIFA) m2</i>	<i>Condition Ranking</i>
Battery Park Pavillion	B	65.30	917	6
Broomhill Pavilion	B	68.60	118	5
Gourock Park Pavilion	B	74.10	261	3
Parklea Pavilion	B	74.90	780	2
Rankin Park Pavilion	A	89.50	176	1
Ravenscraig Stadium	B	72.60	1,042	4
Whinhill Clubhouse	B	64.10	312	7

6.11.2 Suitability (associated buildings only)

<i>Facility</i>	<i>Condition Rating</i>	<i>Condition Score</i>
Battery Park Pavillion	B	83.80
Broomhill Pavilion	B	68.60
Gourock Park Pavilion	B	67.62
Parklea Pavilion	A	95.00
Rankin Park Pavilion	B	81.00
Ravenscraig Stadium	B	84.00
Whinhill Clubhouse	B	

7 Net Zero Considerations

7.1 Introduction

The Council's Net Zero Strategy approved in October 2021 recognised that energy use in buildings is a significant carbon emitter for the Council, accounting for nearly 9,000 tonnes CO₂e and 77% of the overall carbon footprint in 2019/20.

The strategy also recognised that the Inverclyde Leisure managed portfolio of properties are not currently included in the Council's climate change reporting as the utility management and costs fall under 'Scope 3' emissions that are a consequence of the Council activities, but are not owned or controlled by the Council.

The strategy also noted that the Council would continue to review the carbon emissions that it includes within its reporting, and where appropriate add these, and consider reduction in future strategies. It is anticipated that at some point in the future the Council will require to include emissions from Inverclyde Leisure properties.

7.2 Legislative / Policy Drivers

Scottish Government policy framework identifies the requirement for net zero emissions by 2045, and with 70% reduction (based on 1990 baseline) by 2030. As the Council was not in existence in 1990, the baseline of 2012/13 has been used in the Council's Net Zero Strategy.

The Scottish Government's Heat in Buildings Strategy aims to transform Scotland's buildings and the systems that supply their heat, ensuring a transition to net zero emissions and addressing fuel poverty commitments. Both heat decarbonisation and action on energy efficiency are identified as key areas within the strategy. Some of the key requirements include:

- ❖ An estimated 50,000 non-domestic buildings switching to zero emission heating alternatives (42% of non-domestic buildings are on Energy Performance Certificate (EPC) band G and around 50% using Heating, Ventilation & Air Conditioning (HVAC));
- ❖ Phasing out the need to install new or replacement fossil fuel boilers (subject to technological developments and reserved decisions):
 - In off-gas areas from 2025.
 - In on-gas areas from 2030.

Local Heat and Energy Efficiency Strategies (LHEES) will provide a long-term framework for taking an area based approach to planning and delivery of the decarbonisation of heat in buildings and improving energy efficiency.

'The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022' was passed by the Scottish Parliament and has now been made a Scottish Statutory Instrument, coming into force on 21st May 2022. The order places a duty on Local Authorities to prepare, publish and update:

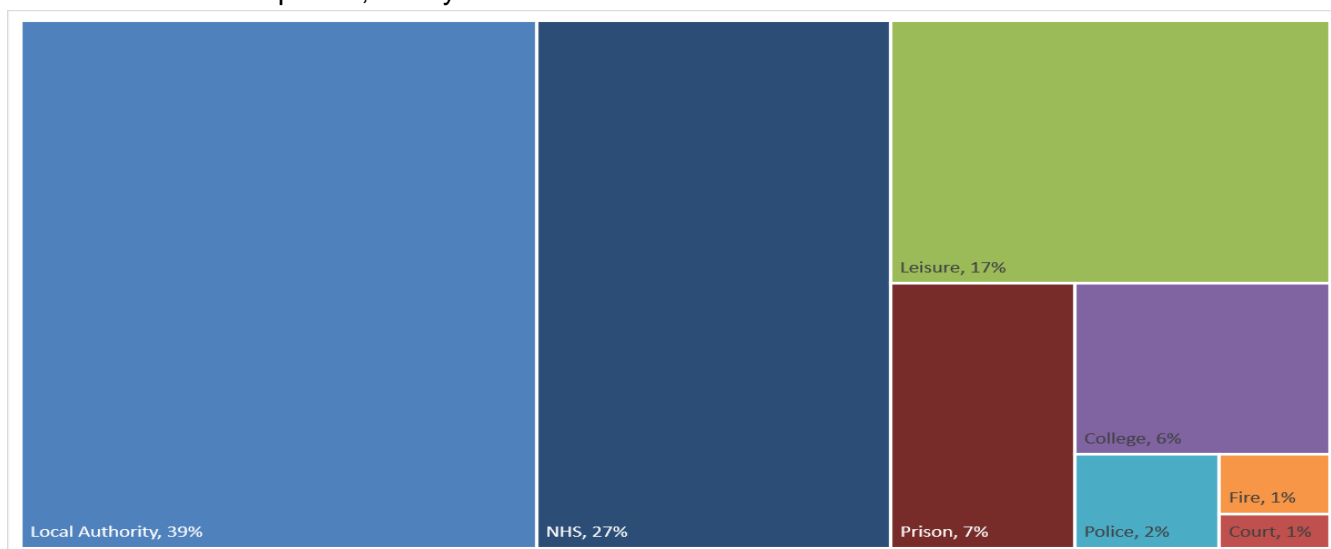
- (a) A local heat and energy efficiency strategy; and
- (b) A local heat and energy efficiency delivery plan.

The first strategy and plan must be published on or before 31 December 2023 and thereafter must be kept under review and updated at intervals of no more than 5 years of the publication date.

7.3 LHEES Phase 2 Pilots

In 2018 Inverclyde Council obtained funding under the LHEES pilot 2 to prepare a Local Heat and Energy Efficiency Strategy Pilot focussed on gaining an understanding of the energy performance of the public estate in the Inverclyde Council area to assess the scale of the challenges involved in improving energy efficiency and decarbonising heat in public sector buildings.

As of 2019, the local authority had the largest carbon footprint with regard to public buildings in the area. If the leisure trust sites are also included, which the council own but do not operate, nearly 60% of emissions are covered:



The study also found that 25 buildings were responsible for 80% of all emissions:

#	Site	Public Sector Body	% of Total Emissions
1	Inverclyde Royal Hospital	NHS Greater Glasgow & Clyde	17.7%
2	Waterfront Leisure Complex	Inverclyde Leisure	10.2%
3	HMP Greenock	Scottish Prison Service	8.4%
4	WCS Finnart Street	West College Scotland	5.9%
5	TSSU	NHS Greater Glasgow & Clyde	5.8%
6	Inverclyde Academy	Inverclyde Council	3.7%
7	Greenock Municipal Buildings	Inverclyde Council	3.5%
8	Notre Dame High School	Inverclyde Council	2.3%
9	Greenock Police Station	Police Scotland	2.1%
10	Port Glasgow Community Campus	Inverclyde Council	2.0%
11	Clydeview Academy	Inverclyde Council	1.9%
12	Newark Primary School	Inverclyde Council	1.8%
13	Larkfield Children's Centre	Inverclyde Council	1.4%
14	Gourock Outdoor Pool	Inverclyde Leisure	1.4%
15	St Columba's High School	Inverclyde Council	1.4%
16	Greenock Crematorium	Inverclyde Council	1.3%
17	Greenock Health Centre	NHS Greater Glasgow & Clyde	1.2%
18	Port Glasgow Swimming Pool	Inverclyde Leisure	1.2%
19	All Saints Primary School	Inverclyde Council	1.1%
20	Ardgowan Primary School	Inverclyde Council	0.9%
21	Greenock Sports Centre	Inverclyde Leisure	0.9%
22	McLean Museum and Art Gallery	Inverclyde Council	0.9%
23	St Joseph's Primary School	Inverclyde Council	0.8%
24	Whinhill Primary School	Inverclyde Council	0.8%
25	Wemyss Bay Primary School	Inverclyde Council	0.8%

The study published in early 2020 considered the strategy and plan to cover the period 2020 to 2032 and selected the following as the key considerations for meeting the targets for low carbon heat in Inverclyde to 2032.

Energy conservation and efficiency

Recommendations included targeting and recording planned improvements through an energy efficiency plan with key target areas such as:

- Consideration of entering into a Non-Domestic Energy Efficiency retrofit programme;
- Reducing out of hours and holiday period energy;
- Using benchmarking and energy data to target heating control improvement projects;
- LED lighting (Although not heat related and with reducing future carbon saving, LED lighting and other electrical saving projects will be used to generate revenue savings to make the overall plan economically viable);
- Energy surveys of large buildings, prioritising poor performers;
- Incorporate information from recent building condition surveys.

Low regret options for heat

Recommendations included targeting and recording planned improvements to move to low carbon heat sources through a heat plan with key target areas such as:

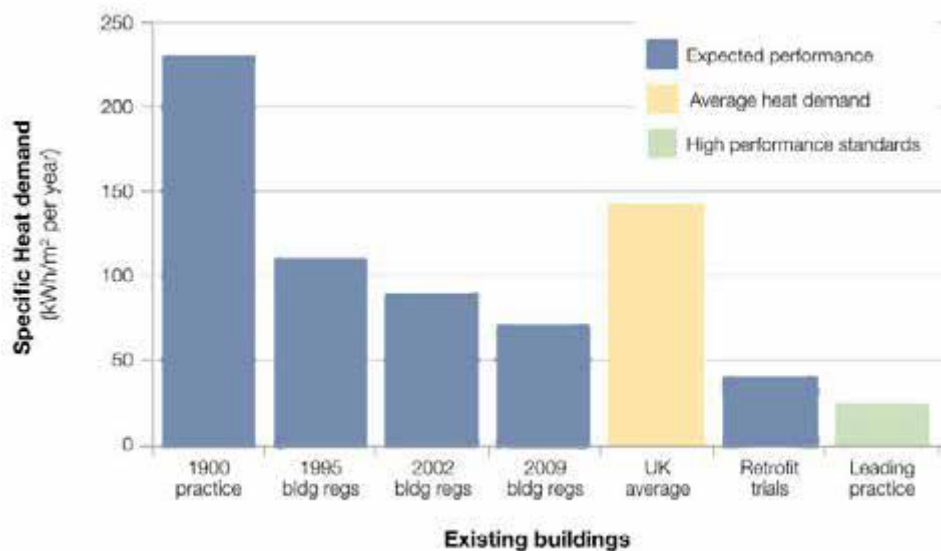
- All sites reviewed for proximity to a considered heat network;
- It was projected that by around 2025, heat pumps will be cost neutral with regard to running costs (and would therefore be a low regret option), therefore any site that requires new heating plant could be considered for the use of heat pumps, either on its own or in combination with conventional plant;
- Small energy consumers may be considered for direct electric heating where heat pumps would be un-economic;
- For sites where heat pumps are not suitable due to higher system temperatures being required, these could be considered for biomass. Any biomass proposal would have to be a low regrets option, being revenue positive and low payback period.
- For sites where none of these options are currently viable, new efficient natural gas plant may require to be considered. Any building where new natural gas plant is considered could be assessed for potential future technologies beyond 2032, which will include an appraisal of extending the life of the existing natural gas plant.

It was anticipated that any strategy would be reviewed on an annual basis with consideration given to developing policies, technologies and approaches.

7.4 Retrofit – Current Situation

According to Scotland's Climate Change Plan, emissions from Scotland's buildings are expected to fall by 33% with residential and non-domestic buildings expected to fall by 23% and 53% respectively over the lifetime of the plan.

Retrofitting the existing building stock is a colossal challenge in transitioning the built environment to net zero. The sheer scale of the task has been expressed in UK wide studies which indicate that it would require one building being retrofitted every 35 seconds between 2020 and 2050 in the UK. Or, if every retrofit takes 4 people 6 months, it's 500,000 simultaneous retrofits needing 2 million people in the industry.



Retrofit can be benchmarked as a sliding scale from an upgrade to the current UK Building Regulations through to a deeper retrofit to a Passivhaus or EnerPHit Standard. It is not a one size fits all approach and every building is unique in its nature requiring a unique response.

Significant energy savings of between 75 and 90 % can be achieved even in existing buildings, for which the following measures have proved to be particularly effective:

- Improved thermal insulation;
- Reduction of thermal bridges;
- Considerably improved airtightness;
- Use of high quality windows;
- Ventilation with highly efficient heat recovery;
- Efficient heat generation;
- Use of renewable energy sources

7.4 Current Asset Energy Performance / Heating

The majority of the indoor leisure facilities and community facilities have a current Energy Performance Certificate (EPC) which provides a rating for the facilities. It should be noted that there is a current work stream through the Property Services Statutory Duties team to refresh / renew EPC's as a number of the existing certificates are reaching the end of the 10 year period of validity and address any smaller facilities where EPC's were not required. When renewed the certificates should reflect any improvement works in relation to mechanical and electrical upgrades (boiler / LED lighting upgrades) although it should be noted that the vast majority of facilities have not been subject to any significant building fabric upgrades and it is therefore anticipated that they will still fall far short of the benchmarks expected of a new building to current standards or a comprehensively refurbished property. A summary of the relevant data is provided in the tables below:

Facility	Year of Construction	Heat Source	Gas Grid	EPC Rating
Indoor Leisure Facilities				
Waterfront Leisure Complex	1998	GFB	On	G
Greenock Sports Centre	Mid-1970's #1	GFB#2	On	G
Ravenscraig Sports Centre	1990/91	GFB#2	On	F
Birkmyre Park Gym	Late 1800's	GFB	On	#1
Boglestone Community Centre	1974	GFB#2	On	E
Gourock Pool / Gym	1909	GFB#2	On	#1
Lady Octavia Sports Centre	1993	GFB#2	On	G
Indoor Bowling	Late 1990's #1	GFB	On	#1
Port Glasgow Pool / Gym	1894	GFB#2	On	#1

#1 – former factory unit, date provided is when converted for leisure use, construction date unknown.

Facility	Year of Construction	Heat Source	Gas Grid	EPC Rating
Community Facilities				
Auchmountain Community Resource Centre	1954	GFB	On	E
Clune Park Resource Centre	2003	GFB	On	D
Crawfurdsburn Community Centre	1986	GFB#2	On	D
Gamble Halls	1874	GFB#2	On	G
Greenock Town Hall	1881	GFB	On	#1
Grieve Road Community Centre	1990	GFB	On	D
Meadowlark Community Hall	Early 1900's	GFB	On	D
Port Glasgow Town Hall	1963	DE	On	G
Strone/Maukinhill Tenants Hall	1974	GFB	On	C
Upper Larkfield Community Hall	1988	GFB	On	D
Wemyss Bay Community Hall	Early 1980's	GFB	On	C

GFB - Gas Fired Boiler

OFB - Oil Fire Boiler

DE - Direct Electric

ASHP - Air Source Heat Pump

#1 - EPC refresh programme

#2 - Boiler plant with limited life remaining.

Facility	Year of Construction	Heat Source	Gas Grid	EPC Rating
Outdoor Leisure Facilities (associated buildings)				
Battery Park Pavilion	1997	GFB	On	#1
Broomhill Pavilion	1970's	GFB	On	#1
Gourock Park Pavilion	1940's/50's	GFB#2	On	#1
Parklea Pavilion	2011	GFB	On	#1
Rankin Park Pavilion	2013	ASHP	On	#1
Ravenscraig Stadium	1958	GFB#2	On	#1
Whinhill Clubhouse	1910/1970	OFB#2	Off	#1

GFB - Gas Fired Boiler

OFB - Oil Fire Boiler

DE - Direct Electric

ASHP – Air Source Heat Pump

#1 - EPC refresh programme

#2 - Boiler plant with limited life remaining.

7.5 Current / Future Funding Availability and Net Zero Transition Challenges

The major repairing and lifecycle replacement liability for the Leisure Estate rests with the Council. There is a limited amount of capital funding available annually to address the backlog maintenance and core future lifecycle requirements of the Council's buildings prior to considering the impact of what is likely to be required to address bringing the estate to a position to meet the Scottish Government policy requirement for net zero emissions by 2045.

There are significant technical, financial and operational considerations / barriers involved in the transition to net zero emissions.

Technical:

- Each building / asset requires a detailed feasibility study to assess the options for low/zero carbon heating and how that would perform in relation to the existing fabric performance;
- Proposal for low / zero carbon heating require to clarify to what extent the existing distribution systems, supplementary plant and heat emitters would also require to be addressed/renewed;
- Building fabric performance improvements to address a reduction in heat demand will be required even in assets constructed / refurbished within the last 10 years;
- Each asset will require to be considered in the context of its location, age, construction type and any restrictions / limitations such as listed building status.
- More complex/highly serviced buildings such as the Waterfront Complex which includes pool filtration and ice rink chiller plant will present a significant challenge.

Financial:

- The current cost of low / zero carbon heat solutions such as heat pumps is significantly in excess of the fossil fuel equivalents (by up to x3 excluding the costs of associated distribution pipework/emitter replacement);
- The current cost of electricity (even considering the recent significant gas price increases) means that the running costs of electrically powered systems require to be carefully considered if not taken forward in tandem with fabric improvements to address a reduction in heat demand.

Operational:

- The disruption to operation / business will potentially be significant depending on the scale of any proposed retrofit project.

The considerations in respect of the transition to net zero have not been incorporated within the asset review evaluation criteria / matrix, however, it is evident from the information contained in section 7. above that this will present a significant additional financial challenge / pressure for each and every retained building / asset. As would also be expected the costs will broadly be proportionate to the size / type of facility with smaller pavilions / community facilities at the lower end of the scale and with highly serviced / more complex facilities at the upper end.