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## Update on Building Condition Survey of EDDC Built Leisure Facilities

### Report summary:

At the previous Leisure Delivery Forum on 8 April, Members requested a report providing an update on the Building Condition Survey on the leisure portfolio completed earlier this year. The survey was in response to recommendations from the 2022 Leisure and Built Facilities Strategy and Corporate Peer Challenge undertaken in 2024. The aim of the survey was for this information to be used to inform long term strategic decision making around the Leisure portfolio and capital investment planning.

Considering the size and age profile of the Leisure portfolio, the findings of the Building Condition Survey were generally in line with what was expected, with most building components being in reasonable condition, no major disparities, and financial forecasts not dissimilar to existing spending and current capital program commitments. This reflects positively on the history of investment in building maintenance EDDC has been making and continues to do.

### Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

### Recommendation:

That the Forum notes the findings from the Leisure Buildings Condition Surveys and note that it will inform future asset management decisions and the Strategic Leisure Review.

### Reason for recommendation:

Now completed, the survey is a helpful source to inform future direction of travel for Leisure through contractual arrangements and bids to the Council's Capital Programme and any possible external funding sources along with informing the Strategic Leisure Review.

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Officer: Mike O'Mahony Senior Leisure Officer, Jorge Pinda – Langford - Principal Building Surveyor,

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### Portfolio(s) (check which apply):

- ☒ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☒ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☒ Finance
- ☐ Place, Infrastructure and Strategic Planning

☐ Sustainable Homes and Communities

### **Equalities impact** Low Impact

This is an update on a survey carried out on the leisure buildings within East Devon's leisure property portfolio. Any capital funding bids proposed will need an Equalities Impact Assessment on a case-by-case basis.

### **Climate change** Low Impact

**Risk:** Low Risk; This is an update on a survey carried out on the leisure buildings within East Devon's property portfolio. This will inform any capital funding bids to undertake the work recommended.

### **Links to background information**

- Leisure Strategy - Delivery Forum on Tuesday, 9th April 2024, [Delivering EDDCs leisure programme\\_090424.pdf](#)
- Leisure Strategy Action Plan and Council Peer Review. Council Peer Review.

### **Link to [Council Plan](#)**

Priorities (check which apply)

- ☐ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

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## **1.0 Background**

- 1.1 EDDC's leisure portfolio includes 6 dual use sites, 3 leisure centres, 3 outdoor facilities and a theatre; a significant number of these facilities are ageing and in need of investment to meet the current and future population of the district and changing end user expectations.

Leisure Centres	Dual Use Facilities	Outdoor Facilities
Exmouth Leisure Centre	Axminster Leisure Centre	Phear Park - (Exmouth)
Sidmouth Pool	Broadclyst Leisure Centre	Tennis Courts, Bowling, Putting Green and Cafe
Honiton Swimming Pool	Colyton Leisure Centre	Seaton Gardens (Seaton) Tennis Courts and Putting Green
Specialist Facilities	Honiton Leisure Centre	
Exmouth Tennis Centre	Ottery St Mary Leisure Centre	Coburg Gardens (Sidmouth)
Exmouth Pavilion (Theatre)	Sidmouth Leisure Centre	Bowling, Putting Green and Tennis Courts

- 1.2 There is a Capital Programme in place that utilises all available data and feedback to ensure that the buildings are fit for purpose. Please see Appendix 1 for a breakdown of the last three years and current programme for 2025/26. This is managed by the Property & Facilities Management Team.
- 1.3 The Leisure Strategy recognises that there are significant challenges with delivering the level of infrastructure required, and while the Council has a role in championing and enabling the provision required, it is unrealistic to expect the Council to be able to deliver everything. Innovative partnerships, cross sector sustainable delivery and funding models,

and significant amounts of capital funding will be required in order to achieve the level of provision that this strategy identifies as needed. The Strategy Action plan states:

- EDDC to revisit all stock condition survey data and associated costs within the context of the recommendations from the strategy and the need to retain and invest in its existing portfolio of leisure facilities (priority facilities are Exmouth, Honiton, Axminster).
- EDDC to agree a 5 – 10 year planned preventative maintenance programme of works – capital and revenue.

*Leisure Strategy Action Plan 2022 – 2027*

1.4 The Corporate Peer Review carried out in 2024 identified the affordability of the leisure service as a significant challenge to be addressed and recommended that before any decisions were made to committing more funding to leisure, a high-level review be undertaken of affordability to include what future leisure provision in the district should look like and explore all relevant options for its operational delivery. It was important to understand leisure provision and future liabilities.

## 2.0 **Appointment of Stock Condition Survey work**

2.1 Following the approved funding of £85K at Cabinet in March 2024 to help support the Priority 1 actions identified within the Leisure Strategy action plan on stock condition surveys and renegotiating existing dual use facility agreements, a request for quotation (RFQ) procurement process was undertaken using the ProContract /Supplying the South West electronic portal, seeking quotations from suitably qualified organisations to carry out independent consultant building condition surveys at the following sites;

Leisure Centres	Dual Use Facilities
Exmouth Leisure Centre	Axminster Leisure Centre
Sidmouth Pool	Broadclyst Leisure Centre
Honiton Swimming Pool	Colyton Leisure Centre
Specialist Facilities	Honiton Leisure Centre
Exmouth Tennis Centre	Ottery St Mary Leisure Centre
Exmouth Pavilion (Theatre)	Sidmouth Leisure Centre

- 2.2 In line with standard industry guidance, the brief was for the surveys to
- make a high level 30 year forecast with each element of the building's fabric and mechanical and electrical (M&E) services
  - a condition category rating (A - Good, B - Fair, C - Poor, or D – Hazardous/Failed),
  - give each item or recommendation a priority grading, and
  - give each element or recommendation identified a budget cost to repair it to Condition 'A' and/or a replacement cost for when it reached the end of its life.
- 2.3 The surveys were to be visual/non-invasive only and not include any testing of materials, plant, or equipment.
- 2.4 Exclusions from the survey scope were day to day reactive repairs, the external sporting facilities such as synthetic all-weather pitches, decarbonisation/energy saving/sustainability advice, disabled persons accessibility audit, and other statutory compliance issues. It covers building component replacement – like for like replacement; it is not about improvements, modernisation of service provision, or similar.
- 2.5 A relatively large number of suppliers submitted quotations (31 no.), which ranged in price from £14,188 + VAT up to £85,290 + VAT. After careful evaluation and due diligence, Rider Levett Bucknall's (RLB) bid in the sum of £22,002 + VAT was selected as the lowest price compliant bid. They are a medium sized national consultancy with a local office in Bristol.

The surveys were duly undertaken from August to October 2024 and results presented in November 2024. Following feedback, final reports were presented in March 25.

- 2.6 All cost estimates provided were to be as present-day costs and not increased for inflation when allocated in future years. VAT is not shown/included.
- 2.7 Cost sharing between EDDC and the Schools at Dual-Use sites is not reflected in the data.

### 3.0 Findings

- 3.1 The summary findings of the surveys can be seen in the following table, with sites ranked by total forecast spend in ascending order;

Site Name	Total 30 Year Forecast Spend	Total 10 Year Forecast Spend	Total Spend for Condition C&D Ratings	Overall Condition Grade	Fabric Condition Grade	M&E Condition Grade
Axminster Leisure Centre	£ 881,252	£ 463,598	£ 149,380	B	B	B
Colyton Leisure Centre	£ 1,034,733	£ 597,572	£ 151,955	B	B	C
Broadclyst Leisure Centre	£ 1,054,115	£ 548,191	£ 255,577	C	C	C
Exmouth Pavilion	£ 1,237,272	£ 676,768	£ 271,705	B	B	C
Ottery Leisure Centre	£ 1,302,207	£ 945,542	£ 400,550	C	C	C
Sidmouth Swimming Pool	£ 1,439,412	£ 741,649	£ 258,928	B	B	B
Sidmouth Leisure Centre	£ 1,479,163	£ 782,767	£ 277,602	C	C	C
Honiton Swimming Pool	£ 1,599,898	£ 1,055,967	£ 603,221	C	C	C
Honiton Leisure Centre	£ 1,953,114	£ 1,260,236	£ 385,924	B	B	C
Exmouth Tennis Centre	£ 2,398,691	£ 655,923	£ 75,018	B	B	B
Exmouth Leisure Centre	£ 3,028,411	£ 2,374,226	£ 277,206	B	B	C
<b>All Sites Combined Total</b>	<b>£ 17,408,268</b>	<b>£ 10,102,439</b>	<b>£ 3,107,065</b>			

- 3.2 Considering the size and age profile of the Leisure portfolio, the findings were generally in line with what was expected, with most being in reasonable condition, no major disparities, and financial forecasts matching existing spending and current capital program commitments, within the realms of what can be expected by independent third-party estimates. Exmouth Tennis Centre and Axminster Leisure Centre are in overall best condition, with Broadclyst Leisure Centre, Ottery Leisure Centre, Sidmouth Leisure Centre and Honiton Swimming Pool being in the worst overall condition.
- 3.3 This reflects positively on the history of investment in building maintenance EDDC has been making and continues to do. This also compliments the outcomes of the Active Standards review carried out by an independent Leisure Specialist who issued an accreditation mark in March 2025 to the East Devon facilities managed by LED.
- 3.4 This newly developed, nationally recognised certification sets a benchmark for excellence in fitness and leisure facilities, reinforcing commitment to safety, inclusivity, and high operational standards.
- 3.5 Working in partnership with LED, The Active Standard feedback demonstrates a proactive approach to risk management of the buildings and operational excellence to maintaining safe, welcoming, and high-quality facilities for the communities. This was reflected in a statement from LED that stated.

“This milestone underlines our ongoing commitment to safety, compliance, and providing an outstanding experience for all our members and visitors.”

#### **4.0 Next Steps**

- 4.1 The Property and Facility Management Team will use this data to inform future medium and long-term decision making in terms of maintenance, particularly with regards to future capital spend. However, short-term decisions and future capital spend will be primarily based on the actual condition of the assets.
- 4.2 The information also provides some context for future leisure management arrangements and commitments given the age and use of the facilities within the property portfolio and in this respect, has helped inform the wider Strategic Leisure Review.

#### **5.0 Conclusion**

- 5.1 Considering the size and age profile of the Leisure portfolio, the findings of the Building Conditions Survey were generally in line with what was expected, with most being in reasonable condition, no major disparities, and financial forecasts matching existing spending and current capital program commitments, within the realms of what can be expected by independent third-party estimates.
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#### **Financial implications:**

This work has not identified any new financial concerns, and although significant in relation to future capital commitments these are in line with previous assumptions.

#### **Legal implications:**

As this report simply notes the findings of the survey, there are no substantive legal issues directly arising.

## Appendix 1 – Capital Spend on Leisure Assets

Financial Year	Project	Sites	Funding Approved.
2022-2023	Refurbishment and improvement works	Exmouth Pavilion	£352,000
2022-2023	Roof Works	Ottery St Mary LC and Broadclyst LC	£575,575
2022-2023	Fire Risk Assessment Remedials	Exmouth LC, Axminster LC, Honiton LC, Sidmouth LC, Ottery St Mary LC, Colyton LC, Exmouth East Devon Tennis Centre, Sidmouth Swimming Pool, Honiton Swimming Pool, Exmouth Pavilion	£431,000
2022-2023	Floor Refurbishment and Replacement	Honiton LC, Sidmouth LC, Ottery St Mary LC, Colyton LC, Exmouth LC, Axminster LC	£364,500
2022-2023	Swimming Pool Plant Repairs and Refurbishment	Honiton Swimming Pool, Exmouth LC, Sidmouth Swimming Pool.	£126,500
2022-2023	Mechanical and Ventilation Improvements	Axminster LC, Exmouth LC, Exmouth Pavilion, Exmouth East Devon Tennis Centre, Honiton LC, Ottery St Mary LC, Sidmouth Swimming Pool, Colyton LC, Ottery St Mary LC	£172,500
2022-2023	Pool SENTRY Pool Circulation Management System	Honiton Swimming Pool, Exmouth LC, Sidmouth Swimming Pool.	£62,500
2022-2023	Replacement of cold water tank	Exmouth LC	£21,000
2022-2023	Stage Equipment Remedials	Exmouth Pavilion	£28,250
2023-2024	Roof Works	Exmouth East Devon Tennis Centre	£597,500
2023-2024	Resurfacing of Indoor Tennis Courts	Exmouth East Devon Tennis Centre	£194,500
2023-2024	Drainage Works	Honiton LC.	£25,500
2024-2025	Roof Works	Exmouth Pavilion	£509,000
2024-2025	Replacement of cold water tank - Uplift	Exmouth LC	£15,500
2024-2025	Roof Works - Uplift	Exmouth East Devon Tennis Centre	£215,000
2024-2025	Swimming Pool Water Quality Monitoring	Honiton Swimming Pool, Exmouth LC, Sidmouth Swimming Pool.	£26,000
2024-2025	Refurbishment and improvement works - Uplift	Exmouth Pavilion	£428,000
2025-2026	Electrical remedial works	Exmouth the Pavilion Theatre	£34,500
2025-2026	Flooring works	Ottery St Mary Leisure Centre and Honiton Leisure Centre	£72,500
2025-2026	UV filtering systems works	Swimming Pools (Exmouth, Honiton and Sidmouth)	£88,500
2025-2026	Swimming pool underwater works	Swimming Pools (Exmouth, Honiton and Sidmouth)	£60,000
2025-2026	Internal decorations, repairs and refurbishment.	Various LED Operated Buildings	£67,000
		<b>Total</b>	<b>£4,467,325</b>