

National and Regional Sports Facilities – An interim investment programme for Meadowbank Sports Centre and Stadium

City of Edinburgh Council

5 February 2009

Purpose of report

- 1 This report describes the costs associated with keeping Meadowbank open for public use in its current form, outlines an interim investment programme that would enable the facility to remain operational until the Council can proceed with its replacement, and asks members to approve the programme.

Main report

- 2 On 20 November 2008, Council called for a report on the likely costs associated with keeping Meadowbank open for public use in its current form, prior to approval of a proposal for an interim investment programme. Thomas and Adamson, the Council's project managers, Edinburgh Leisure and staff of Corporate Services and City Development have reviewed the condition of the facility and have developed an interim investment programme for 2009/10 to 2011/12.
- 3 Historically, Edinburgh Leisure has spent approximately £100k per annum on routine maintenance at Meadowbank. Edinburgh Leisure's expenditure plan for Meadowbank, over the next five years, is to continue to carry out the regular maintenance and servicing of the boiler and air handling system, statutory legionella inspection and preventative treatment, electrical inspections and repairs, and routine repairs as a result of normal wear and tear. This routine maintenance is essential to meet statutory requirements and helps to ensure that important elements of the building remain in operation. However, it does not address the progressive deterioration of the building, described below.
- 4 In considering the options for the future of Meadowbank, the report to Council in December 2007 indicated that with the sports halls failing to meet current sporting standards and the building fabric in a state of disrepair, maintenance and minor upgrading is no longer sufficient to prevent progressive deterioration to the point of a potential failure.
- 5 It was estimated, as part of the provisional costs for the overall refurbishment of Meadowbank, that £11.9m required to be spent to extend the operational life of the facility.

6 Expenditure of £11.9m would allow the building to be stripped back generally to blockwork walls and floors, and permit the following works to be carried out:

- replacement of suspended floors in the sports halls;
- replacement of internal floors, ceilings and walls as necessary to upgrade sporting areas and associated facilities;
- replacement of all sanitary ware and associated drainage;
- full replacement of all mechanical and electrical installations (ie hot and cold water systems; heating systems; air treatment and ventilation; all lighting; all power systems; all communication systems and security)

Implementation of these works would require temporary closure of the entire building.

7 The Council is committed to redevelop Meadowbank, through a new facility on the site when land values start to recover and a funding package can be secured for the new facility. Expenditure of £11.9m now would provide no significant sporting benefits nor offer value for money. It is necessary, therefore, to consider the minimum package of investment at this time that would extend the operational life of the facility.

8 An interim investment programme has been developed on the basis of essential works required from 2009 to 2012. They have been selected on the grounds that they will avert forced closure of part or all of the building, avoid major disruption of services to users, and ensure that all relevant statutory obligations are met by the Council.

9 The prioritised programme covers:

- isolated works to the structure of the building (including bridge soffit panels, the paint corrosion system, concrete joint filler and waterproofing to the entrance platform);
- selected mechanical and electrical works to fire and intruder alarms, emergency lighting, electrical wiring and lighting;
- an upgrade to the public address system;
- resurfacing of the internal and external athletics track;
- selected works to seating in the stand and access to the stand;
- upgrading of the floodlights;
- prioritised replacement of ceilings, floors, internal doors and decoration;
- partial refurbishment of toilets and changing facilities; and
- resurfacing of the car park.

Work is also required to the velodrome to enable it to continue to operate until funding can be secured for its replacement. All of these works will be implemented on a phased basis.

10 The total cost of the works identified above is £1.45m, which includes allowances for fees and contingency. All the works have been scheduled for implementation over 2009 to 2012 to improve the environment for the facility's users. An annual review of the condition of the facility will be scheduled.

- 11 This is the minimum level of investment necessary to address identified deficiencies in the building infrastructure and to extend the operational life of the building. In the absence of a more substantial level of refurbishment as described at paragraphs five and six, a risk of failure of an essential element of the building remains. This is because the full replacement of mechanical and electrical services cannot be accommodated within an interim investment plan. To manage this risk, Edinburgh Leisure will prepare a risk management plan for the building.

Financial Implications

- 12 Funding for the interim investment programme has been secured as follows: £1.05m can be accommodated within the current Capital Investment Programme for Meadowbank, and the balance of £0.4m is allowed for in the draft Asset Development Programme for 2011 – 2012, which is subject to Council approval.

Environmental Impact

- 13 There are no adverse environmental impacts arising from this report.

Recommendations

- 14 It is recommended that the Council :
- a) notes that the historic maintenance costs for Meadowbank of £100k per annum are no longer sufficient;
 - b) approves the proposed interim investment programme of £1.45m subject to Council approval of expenditure of £0.4m from the Asset Development programme for 2011-2013;
 - c) requests an annual progress report on the implementation of the interim investment programme and the ongoing condition of the building as it affects the users; and
 - d) notes that the Director of Corporate Services, in discussion with the Director of City Development, will continue to monitor land values at Meadowbank with a view to recommencing the plans for the redevelopment of Meadowbank when land values start to rise and a funding package can be identified.


Jim Inch
Director of Corporate Services

22/01/09

Appendices	None
Contact/tel/email	Stephanie-Anne Harris, Head of Sport and Physical Activity stephanie-anne.harris@edinburgh.gov.uk tel 529 7911
Wards affected	City wide
Single Outcome Agreement	Supports National Outcomes: 1 We live in a Scotland that is the most attractive place for doing business in Europe 10 We live in well-designed, sustainable places where we are able to access the amenities and services we need 12 We value and enjoy our built and natural environment and protect it and enhance it for future generations
Background Papers	Previous reports to Council