

# **DUNDEE CITY COUNCIL**

**REPORT TO: Leisure and Arts Services Committee – 16 February 2004**

**REPORT ON: Ward Road Gym**

**REPORT BY: Director of Leisure and Arts**

**REPORT NO: 133-2004**

## **1.0 PURPOSE OF REPORT**

- 1.1 To consider proposals for the upgrading of Ward Road Gym and the leasing of the building to the Ward Road Gym Trust.

## **2.0 RECOMMENDATIONS**

It is recommended that members:

- 2.1 Agree to the proposals outlined in the report for the refurbishment and upgrading of Ward Road Gym.
- 2.2 Remit the Director of Leisure and Arts to seek tenders for improvement works at an estimated cost of £200,000.
- 2.3 Remit the Depute Chief Executive (Support Services) and Directors of Leisure and Arts and Economic Development to conclude an appropriate 25 year lease with Ward Road Gym Sports Development Company for the premises at a nominal annual rental of £100 excluding VAT. Consent from the Scottish Ministers to this proposal will be required in terms of Section 74 (2) of the Local Government (Scotland) Act 1973.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 The costs of the essential works required to Ward Road Gym are estimated at £200,000. Ward Road Gym Sports Development Company have agreed to contribute £50,000 to these costs. To protect the Council's overall VAT partial exemption position, an election to waive exemption should be made. As a result the contribution from the Company will be standard rated, with £7,447 due to Customs and Excise. This leaves a contribution of £42,553 to the Works. Dundee City Council would meet the remaining £157,447 through a combination of £45,000 Common Good Funding 2004/2005, £47,000 Common Good Funding 2005/2006 and the balance of £65,447 contained within the Leisure and Arts Capital Plan 2004/05.

## **4.0 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The retention of provision at Ward Road Gym shall ensure local facilities are retained and developed.

## **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The proposals to develop Ward Road Gym would ensure quality of access for all citizens.

## **6.0 MAIN TEXT**

- 6.1 Ward Road Gym has a long history as a home for netball and table tennis within the City. Most recently the Education Department managed and operated the Ward Road Gym until 1998. Since then Dundee and District Table Tennis Association have been using the Gym and providing it as a base for schools netball, table tennis and some public badminton.
- 6.2 In June 2002 the City Council agreed to sell the Ward Road Gym building to the Ward Road Sports Development Company (a charitable Company Limited by Guarantee) at a value of £100,000. In addition the City Council agreed to grant an interest free loan of £100,000 to the Company to be repaid at the rate of £5,000 per annum over a period of 20 years. This was agreed on the basis that the Company in conjunction with support from Economic Development and the Leisure and Arts Department would pursue sports lottery funding for the refurbishment of Ward Road Gym. **sportscotland** lottery funding was however rejected for the project despite a formal appeal being progressed in relation to the original decision.
- 6.3 The City Council has continued to work with the Company to achieve a positive solution which will enable the continued use of the facility as a home for sporting activity. The age and current condition of the building requires a minimum amount of upgrading works to meet current building regulations, health and safety and disability access requirements. An assessment has been carried out by the City Architectural Services Officer to identify the minimum works which would be required to meet current standards. As a result the following works have been identified and agreed with The Company:
- Upgrading earth bonding and distribution board
  - Upgrade fire alarm
  - Repair to roof and dormer and decontamination of roof
  - Repairs to lintels
  - Repairs to fire exit
  - Repairs to gym hall dado
  - New toilets and changing facilities
  - Ground floor refurbishment
  - Vinyl flooring to ground floor
  - Renew heating system throughout
  - Renew electric lighting and power to ground floor
  - Disabled access and automation of front door.

The estimated budget cost of this work is £200,000. It is proposed that these works be tendered.

Ward Road Sports Development Company have already made a commitment to contribute £50,000 to the initial upgrading works which they will raise through contributions from Trust Funds. The group already have conditional offers of financial support at this level.

Ward Road Sports Development Company have also identified further improvement works including glazed screening at first floor level, provision of limited catering facility and new suspended ceilings as well as lift access to the first floor. Ward Road Sports Development Company have indicated they would intend to raise funding for these improvements through a combination of approaching a number of local Trusts and through the launch of a public appeal.

- 6.5 In relation to the ownership of the building, it is now proposed that the building remain in the City Council's ownership and that the above contract works are carried out by the City Council. Following negotiation with the Company it is proposed that a lease is entered into with Ward Road Sports Development Company for a 25 year period for a nominal rent of £100 per annum. The Company would take full responsibility for repairs and maintenance both internal and external.

## 7.0 CONSULTATION

7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community Planning) have been consulted on this report and are in agreement with its contents.

**8.0 BACKGROUND PAPERS**

8.1 None

**STEVE GRIMMOND  
DIRECTOR OF LEISURE and ARTS  
3 FEBRUARY 2004**