

Moray Sport & Leisure Capital Investment Plan 2022-2032 (DRAFT)

1. Introduction and Background

The Moray Sport and Leisure Strategic Business Plan 2020-2023 supports the development of a sport and leisure service in Moray that:

- Offers the highest quality facilities and programmes
- Is responsive to rapidly changing market trends
- Constantly strives to innovate and develop new opportunities
- Prioritises the customer experience
- Promotes community health and wellness

This Business Plan is overseen by a Sport and Leisure Strategic Group which is made up of representatives from a range of private, public and voluntary sector agencies. As well as overseeing the implementation of the Business Plan, the group also aims to work collaboratively on projects, share resources and best practice for the benefit of our Moray residents.

Within the Business Plan there is one key strategic objective that relates to investment in our sport & leisure facilities;

- Develop facilities to align with customer service needs

Aligned with this objective is the requirement to develop a Sport & Leisure Capital Investment Plan for Moray.

Moray Sport & Leisure Assets

Moray has a wide array of natural and built sporting and leisure environments.

The diversity of sport and leisure assets in Moray is vast and includes:

- Water based – beach stretching from Findhorn to Cullen which includes a wide range of water based sport & leisure activities
- Multi-purpose built sport & leisure facilities (private, public and voluntary led) – Swimming Pools, Fitness Rooms, Exercise Studios, Sports Halls
- Specialist sport & leisure facilities – ice rink, climbing wall, fitness studios, martial arts studios, boxing gyms, bowling clubs etc
- Outdoor built sport & leisure environments – synthetic turf pitches, tennis courts, golf courses, bowling greens, cinder athletics track, outdoor gyms, football stadiums, skateparks, grass pitches and pavilions etc
- Natural leisure environments – cycling trails, walking trails, beach, forestry, cliff/rock faces and hills

Our built assets are owned and/or managed by a wide range of private, public and voluntary organisations.

A new £1.63m indoor tennis centre is currently under development at Moray Sports Centre and is due to open in January 2023. The centre secured £1.17m of investment from the Transforming Scottish Indoor Tennis fund, which is delivered in partnership with sportscotland and the Lawn

Tennis Association, with support from Tennis Scotland. The Moray Sports Foundation are contributing to the balance of £511,000.

Despite the wide array of natural and built environments in Moray many of these environments are unsuitable for regional or national level competitions due to the lack of space, age of the facilities, lack of the latest technology/equipment and limited changing spaces. This creates barriers for Moray residents seeking to reach elite level in their sport as they often have to travel extensively for training and competition requirements. The recent development of the large sports hall within Moray Sports Centre has increased the volume of regional/national opportunities for Moray.

Participation and Customer Satisfaction

According to the 2019 Scottish Household Survey, 57% of Moray residents were very or fairly satisfied with the provision of their Local Authority Sport and Leisure facilities, significantly greater than the national average of 44%. According to the same survey, 82% of the population of Moray participated in sport and physical activity which was higher than the national average of 80%.

Recent sportscotland figures indicate that there are 142 affiliated/registered sports clubs within Moray, however we are aware that there are significantly more unaffiliated/informal sports clubs operating across the area. Of the 142 clubs in operation this constitutes 21,206 club members, which equates to 22% of the overall Moray population. However, given that sports club memberships often have age restrictions, it is assumed that participation levels are higher than 22%.

Benefits of Physical Activity and Sports Participation

The World Health Organisation highlights that regular physical activity and sports participation can help prevent and treat non-communicable diseases such as heart disease, stroke, diabetes, breast and colon cancer. It can also prevent obesity and hypertension and can improve people's mental health, quality of life and general wellbeing. Research also concludes that communities where sport and physical activity is strong leads to the development of stronger social connections, safer places and people being generally healthier and happier.

2. Purpose

The purpose of this plan is to provide a strategic planned approach to sport and leisure capital development and investment providing best value for Moray in the future. This plan will identify the investment and development required following consultation, feedback, surveys and data gathered from a range of sources including national agencies, industry experts, staff and the public.

Due to the diversity and range of sport and leisure assets in Moray this plan will focus on major capital sport and leisure developments that Moray Council has a direct or connected responsibility for and will not be a fully comprehensive plan of all asset needs. We are aware of the ongoing club and community asset development work connected to sport and leisure that will continue over and above this plan – which we will aim to support wherever possible, particularly any that contribute to Council priorities.

We will also aim to maximise the opportunity to work in partnership and attract funding from those partners that support our plans and add value to our leisure estate. It will be important to work with Scottish Government, National Agencies, and locally, ensuring that developer contributions are targeted to areas of need.

3. Vision for the Future

Our Vision for the future of Sport & Leisure facilities in Moray is:

- Provide high quality sport and leisure facilities suitable for the 21st century
- Provide facilities that offer a multitude of services – ‘community hub’ – learning, partner services, health services, leisure and recreation
- Develop and manage facilities that are efficient and reduce Moray’s carbon footprint
- Operate facilities at times that meet the needs of our communities, leading to an increase in Fit Life Membership

The ‘Plan’ will set out how we intend to achieve our Vision, within the current strategic and financial context.

4. Climate Change

The Council’s sport & leisure estate does not currently align to the aims of the Moray Leisure Climate Change Strategy 2020-2030 largely due to the age and condition of our facilities. It is essential that any investment in our sport & leisure estate results in reduced carbon emission and increases renewable energy generation.

5. Moray Council Indicative Capital Plan

Moray Council has a 10 year indicative Capital Plan. As at April 2022 the sport and leisure capital funding allocations referenced in the 10 year plan are as follows;

Area	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total
Synthetic Turf Pitch Resurface	£300k Buckie	£300k Speyside	£300k Keith	£250k Milnes			£300k Elgin High	£1.45m
New Synthetic Turf Pitch	£700k Forres							£700k
Moray Council Leisure Facility Upgrades	£360k feasibility work for Buckie	£1.6m Buckie	£1.6m Speyside		£60k surveys	£1.6m Keith		£5.22m
Moray Leisure Centre	£400k	£700k	£200k	£200k	£200k			£1.7m

All Sport and Leisure capital investment projects are indicative only and are kept under regular review taking account of the following factors:

- Condition and suitability of our assets
- Opportunities presenting through conversations with partner sport & leisure bodies and local communities
- Council and service priorities, including agreed service offer
- Affordability

6. Moray Council Sport and Leisure Facilities – condition and suitability

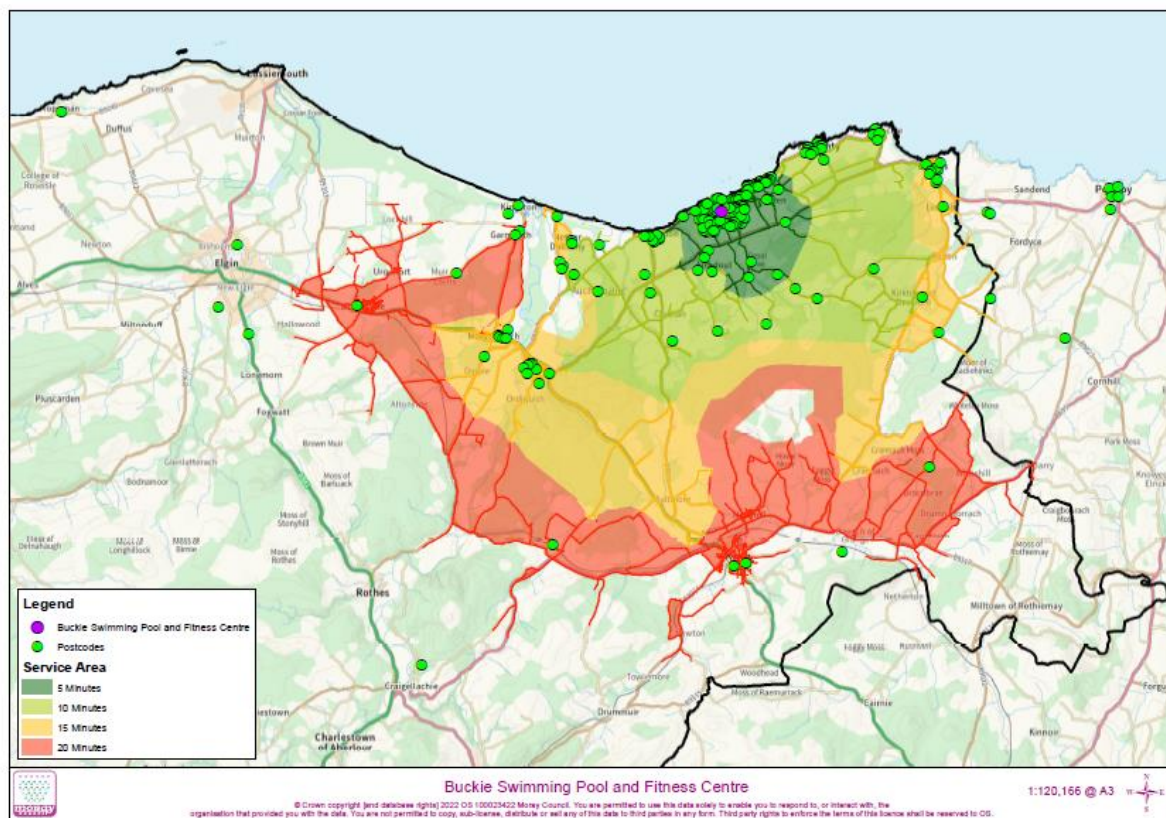
The following tables provide information on the current status of the nine council run sport, leisure and community assets, and Moray Leisure Centre. This information includes the current condition of the facility (using information from condition surveys completed in summer of 2022) and potential costs for repair and maintenance, the operations within the facility and some key facts and statistics.

There is currently no capital budget provision for any of the identified repairs, maintenance and/or refurbishment costs included in these tables. Any proposals for investment would require the development of options within a business case for Committee approval.

6.1 Buckie Swimming Pool and Fitness Centre

Buckie Swimming Pool & Fitness Centre	
Current Condition	<p>Grade C - poor</p> <p>Main areas of maintenance work required;</p> <ul style="list-style-type: none"> • Roof replacement and upgrades • External wall repairs • Window and door replacements • External surface repairs • Internal floor and wall refurbishments • Internal door replacements • Sanitary repairs • LV power and distribution upgrades • Lighting replacement • Security and communications upgrades • Heating and hot water replacement • Ventilation replacements
Current Repair & Maintenance Costs	<p>£1.06million within next 5yrs to bring it up to a grade B satisfactory standard and a further £1.07million within 5-10yrs. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work.</p> <p>Urgent Works within next 12mths - £300,167 Years 2-3 - £361,394 Years 4-5 - £397,725 Years 6-10 - £1.07m Preliminaries @ 10% and fees @ 15% - £532,830 Total - £2.66million</p> <p>A feasibility report was also undertaken to alter the existing changing rooms to form a large gender neutral changing and toilet facility, reconfigure redundant space to enable a studio space and some modifications in regards to office space etc. These works would require an additional £344,000.</p>

<p>Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)</p>	<p>Location - B Functionality - B Accessibility - A Internal Environment - C Safety & Security - B Fixtures & Fittings - C Overall Assessment - B</p>
<p>Service Operations</p>	<p>Swimming Pool Fitness Room Exercise/Weights Rooms Sports/Gym Halls (High School) – evenings/weekends Sauna/Steam Room Synthetic Turf Pitch – evenings/weekends Grass Pitch – evenings/weekends Community Sports Club Usage</p>
<p>Significant Factors</p>	<ul style="list-style-type: none"> - Condition/Age of Facility - Facility connected to High School - Excessive carbon footprint - Decision on Learning Estate – refurb or rebuild of Buckie High - Highest pool usage of 5 Council Pools in 21/22 - Second highest synthetic turf pitch usage in 21/22 - Second highest Fit Life Membership levels as at Aug 22 - Second highest income generating Council leisure facility in 21/22
<p>Usage</p>	<p>2021/22; Pool – 47,125 Community Centre – 9,716 Fitness Room – 11,588 Synthetic Turf Pitch - 539 group bookings Grass Pitch - 6 group bookings</p> <p>Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 31,165 Community Centre - 2,246 and 4,190 Fitness Room – 8,070 Synthetic Turf Pitch - 108 group bookings Grass Pitch - 0 group bookings</p>
<p>Income</p>	<p>2021/22 - £274,350</p>
<p>Fit Life Membership as at August 2022</p>	<p>289 - Individual members 540 - 2 adult family memberships 72 – 1 adult family memberships Total – 901 primary card memberships</p>



The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Buckie Swimming Pool and Fitness Centre. The purple dot is the location of the leisure facility and the green dots constitute the location of Fit Life Members that have taken out a membership at this facility. It is important to note that the postcode dots are not a 100% reflection of the entire membership for this facility as we have anomalies in our data due to some members not including or incorrectly including their postcodes but it does provide a general overview of the majority of members.

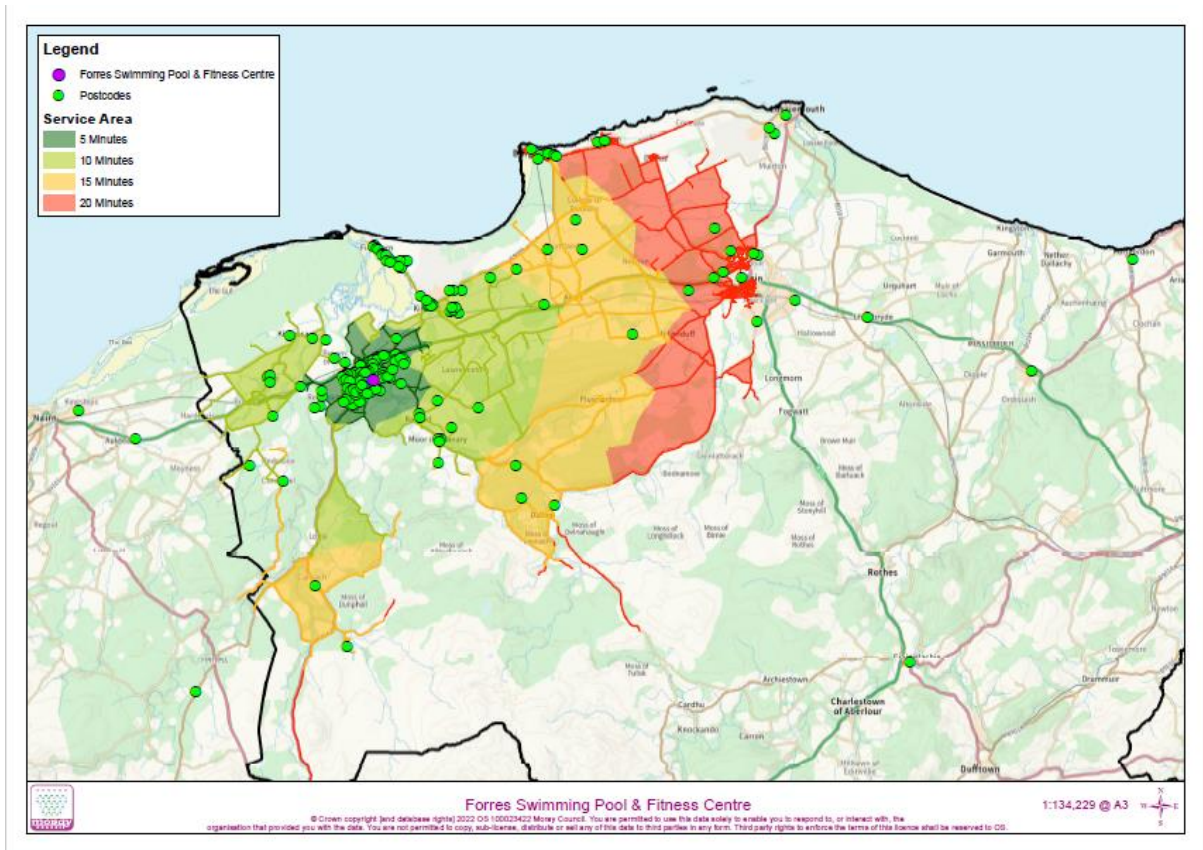
Approximately 66% of Fit Life members in Buckie reside within 0-5min drive catchment of the facility, 19% within 5-10min drive catchment, 6% within 10-15min drive catchment, 4% within 15-20min drive catchment and 5% over 20min drive catchment.

6.2 Forres Swimming Pool & Fitness Centre

Forres Swimming Pool & Fitness Centre	
Current Condition	Heat efficiency and upgrade works completed in 2016 Grade B - satisfactory Main areas of maintenance work required; <ul style="list-style-type: none"> • Flat roof coverings are reaching end of life • Isolated areas of impact damage to walls, adjacent to car park • Internal drainage defects from the pool apron and gutters • Portable cold water tank and pipework is in poor condition • Hydropool Calorex air handling heat pump requires to be included in annual service

	<ul style="list-style-type: none"> Extract fans in Hydropool WC and change area require further investigation due to non operation
Current Repair & Maintenance Costs	<p>Condition Survey completed by Moray Council staff. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work.</p> <p>Urgent Works within next 12mths - none Years 1-2 - £23,670 Years 3-5 - £61,455 Years 6+ (beyond 10yrs) - £1.3m Total - £1.41million</p>
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	<p>Location - B Functionality - B Accessibility - A Internal Environment - A Safety & Security - A Fixtures & Fittings - A Overall Assessment - A</p>
Service Operations	<p>Swimming Pool Fitness Room Hydrotherapy Pool Exercise/Weights Rooms Sauna/Steam Room Gym Halls (Academy) – evenings/weekends Grass Pitch – evenings/weekends Community Sports Club Usage</p>
Significant Factors	<ul style="list-style-type: none"> - Facility connected to Academy - Decision on Learning Estate – refurb or rebuild of Forres Academy - If rebuild there may be an option to leave the pool/fitness centre structure as is and leave as a standalone facility. - Second highest pool usage of 5 Council Pools in 21/22 - Highest fitness room usage of Council fitness rooms in 21/22 - Highest Fit Life Membership levels as at Aug 22 - Highest income generating Council leisure facility in 21/22
Usage	<p>2021/22; Pool – 46,174 Gym Halls - 184 Fitness Room – 29,364 Grass Pitch -121 group bookings</p> <p>Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 32,349 Gym Halls – 86</p>

	Fitness Room – 17,202 Grass Pitch - 60 group bookings
Income	2021/22 - £389,000
Fit Life Membership as at August 2022	343 - Individual members 590 - 2 adult family memberships 68 – 1 adult family memberships Total – 1,001 primary card memberships



The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Forres Swimming Pool and Fitness Centre. The purple dot is the location of the leisure facility and the green dots constitute the location of Fit Life Members that have taken out a membership at this facility. It is important to note that the postcode dots are not a 100% reflection of the entire membership for this facility as we have anomalies in our data due to some members not including or incorrectly including their postcodes but it does provide a general overview of the majority of members.

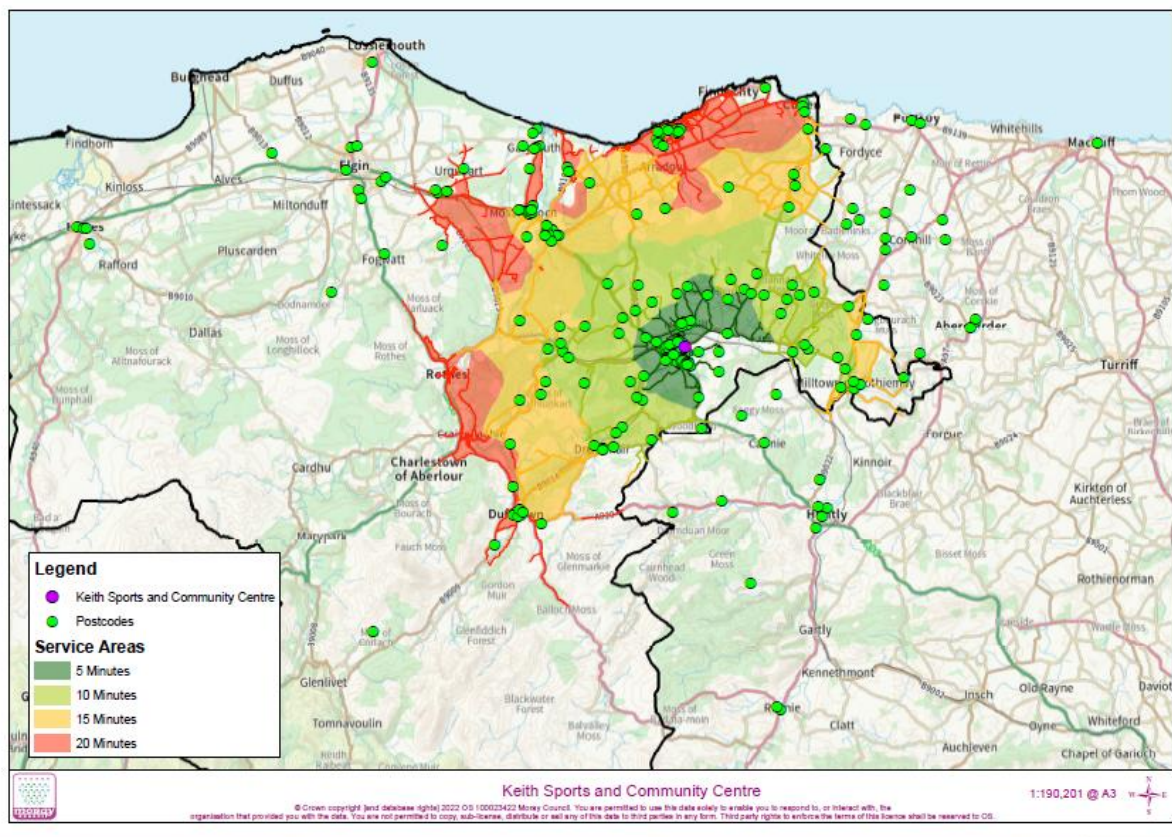
Approximately 68% of Fit Life members in Forres reside with 0-5min drive catchment of the facility, 11% within 5-10min drive catchment, 5% within 10-15min drive catchment, 6% within 15-20min drive catchment and 10% over 20min drive catchment.

6.3 Keith Sports & Community Centre

Keith Sports & Community Centre	
Current Condition	Grade C - poor Main areas of maintenance work required; <ul style="list-style-type: none"> Roof and Rainwater goods replacement

	<ul style="list-style-type: none"> • Curtain walling, window, and door replacements • Internal door replacement • Internal finishes upgrades • Replacement sanitary facilities • Air handling Unit replacement • Air Conditioning Replacements • Electrical power and lighting replacements • Passenger lift replacement
Current Repair & Maintenance Costs	<p>£1.6million within next 5yrs to bring it up to a grade B satisfactory standard and a further £670,000 within 5-10yrs. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work.</p> <p>Urgent Works within next 12mths - £39,569 Years 2-3 - £637,832 Years 4-5 - £488,420 Years 6-10 - £671,059 Preliminaries @ 10% and fees @ 15% - £459,220 Total - £2.29m</p> <p>A feasibility report was also undertaken to create a new studio facility and create a hoist mechanism for the pool plant room. These works would require an additional £182,000.</p>
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - B Functionality - B Accessibility - A Internal Environment - B Safety & Security - B Fixtures & Fittings - B Overall Assessment - B
Service Operations	Swimming Pool Fitness Room Weights Room Spinning Bike Room Sports Hall – evenings/weekends Meeting Room Synthetic Turf Pitch – evenings/weekends Grass Pitch – evenings/weekends Community Sports Club Usage
Significant Factors	<ul style="list-style-type: none"> - Condition/Age of Facility - Facility connected to Grammar School - Excessive carbon footprint - Third highest pool usage in 2021/22 across Council facilities - Second highest fitness room usage in 2021/22 across Council facilities

	- Third highest Fit Life Membership levels as at Aug 22
Usage	2021/22; Pool – 40,366 Community Centre – 8,605 Fitness Room – 19,100 Synthetic Turf Pitch - 430 group bookings Grass Pitch - 8 group bookings Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 19,698 Community Centre – 5,274 Fitness Room – 8,661 Synthetic Turf Pitch - 67 group bookings Grass Pitch - 7 group bookings
Income	2021/22 - £186,000
Fit Life Membership as at Aug 2022	305 - Individual members 503 - 2 adult family memberships 84 – 1 adult family memberships Total – 892 primary card memberships



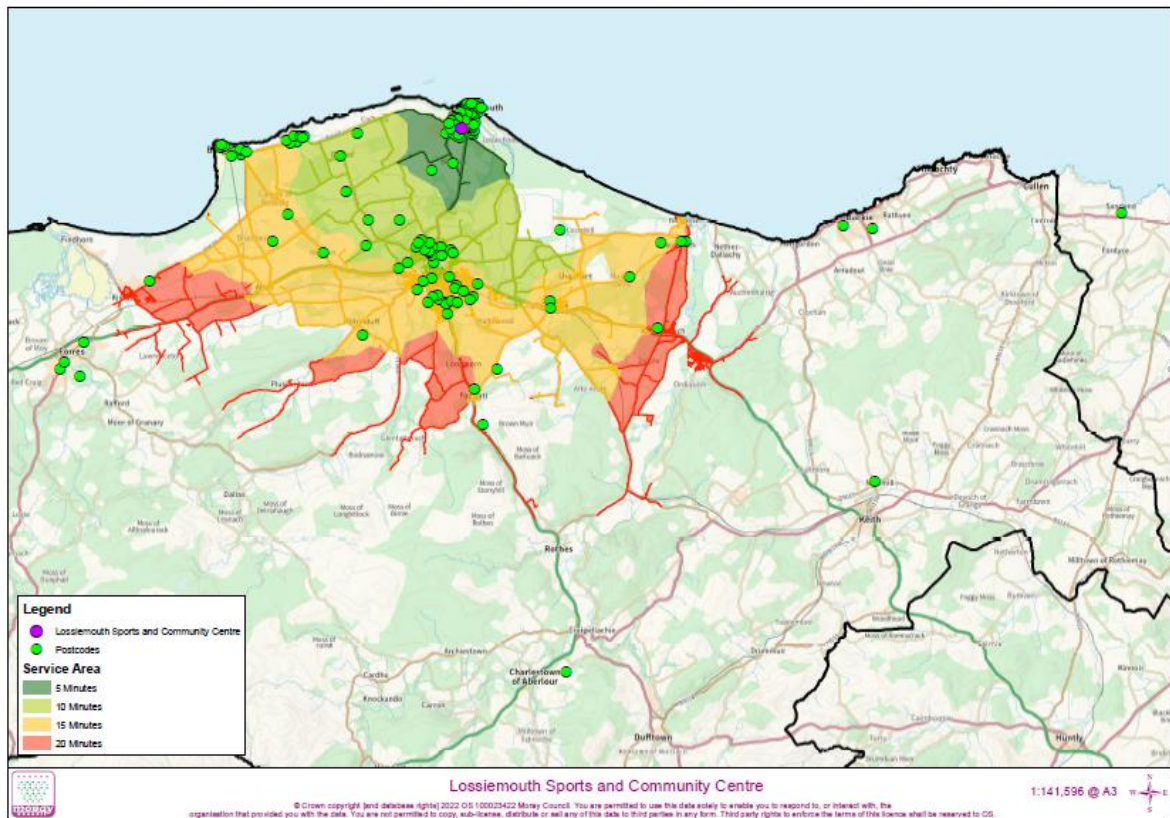
The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Keith Sports and Community Centre. The purple dot is the location of the leisure facility and the green dots constitute the location of Fit Life Members that have taken out a membership at this facility. It is important to note that the postcode dots are not a 100% reflection of the entire membership for

this facility as we have anomalies in our data due to some members not including or incorrectly including their postcodes but it does provide a general overview of the majority of members.

Approximately 52% of Fit Life members in Keith reside with 0-5min drive catchment of the facility, 13% within 5-10min drive catchment, 10% within 10-15min drive catchment, 9% within 15-20min drive catchment and 16% over 20min drive catchment.

6.4 Lossiemouth Sports & Community Centre

Lossiemouth Sports & Community Centre	
Current Condition	Excellent condition
Current Repair & Maintenance Costs	No condition survey report undertaken for Lossie Sports and Community Centre due to its recent build.
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - B Functionality - C Accessibility - B Internal Environment - A Safety & Security - B Fixtures & Fittings - A Overall Assessment - B
Service Operations	Swimming Pool Fitness & Weights Room (inc spinning bikes) Sports Halls x 2 – evenings/weekends Meeting Room Synthetic Turf Pitch – evenings/weekends Grass Pitches - evenings/weekends Dance Studio - evenings/weekends PE Classroom - evenings/weekends Community Sports Club/Voluntary Group Usage
Significant Factors	<ul style="list-style-type: none"> - Facility within confines of High School - Brand new facility built in 2020 - Second highest fitness room usage in 2021/22 across Council facilities - Third highest income generating Council leisure facility in 21/22
Usage	2021/22; Pool – 23,831 Community Centre – 3,287 Fitness Room – 17,101 Grass Pitch - 215 group bookings Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 17,389 Community Centre – 2,960 Fitness Room – 10,010 Grass Pitch - 43 group bookings
Income	2021/22 - £229,000
Fit Life Membership as at August 2022	156 - Individual members 415 - 2 adult family memberships 45 – 1 adult family memberships Total – 616 primary card memberships



The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Lossiemouth Sports and Community Centre. The purple dot is the location of the leisure facility and the green dots constitute the location of Fit Life Members that have taken out a membership at this facility. It is important to note that the postcode dots are not a 100% reflection of the entire membership for this facility as we have anomalies in our data due to some members not including or incorrectly including their postcodes but it does provide a general overview of the majority of members.

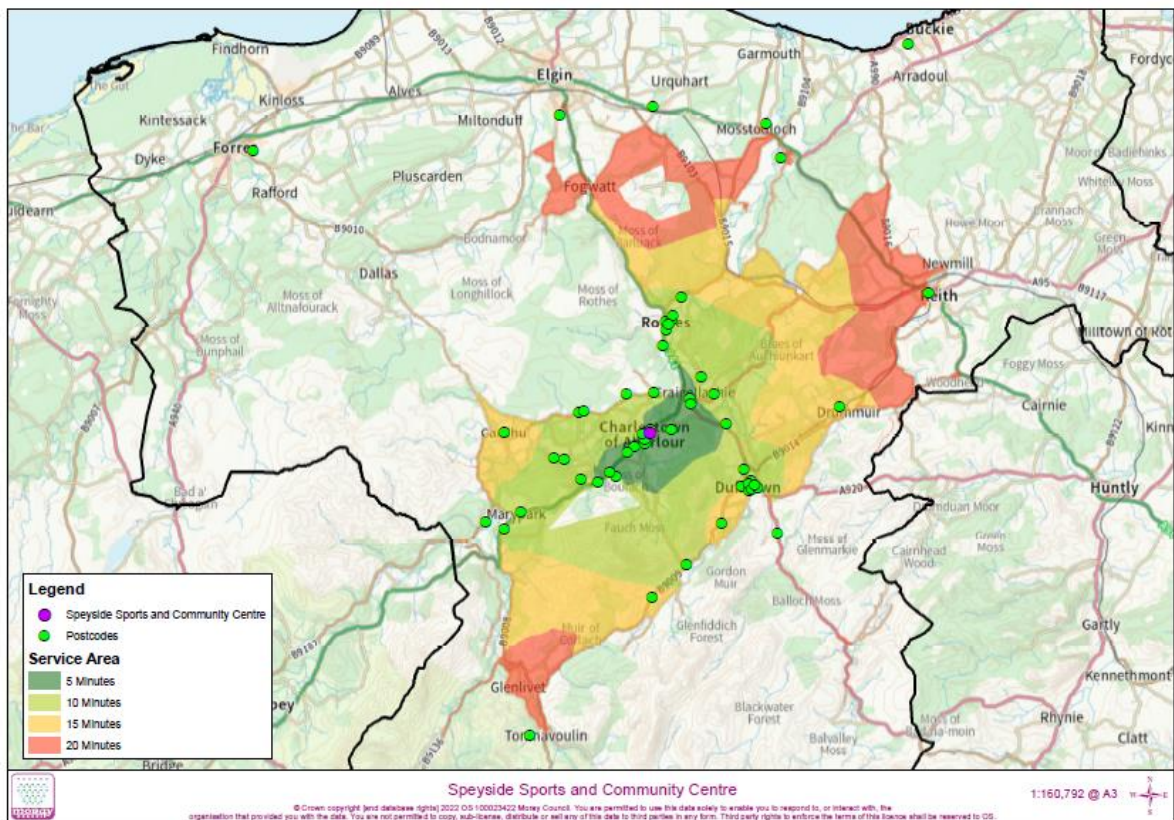
Approximately 58% of Fit Life members in Lossie reside with 0-5min drive catchment of the facility, 12% within 5-10min drive catchment, 18% within 10-15min drive catchment, 7% within 15-20min drive catchment and 5% over 20min drive catchment.

6.5 Speyside Sports & Community Centre

Speyside Sports & Community Centre	
Current Condition	Grade C - poor Main areas of maintenance work required; <ul style="list-style-type: none"> • Replace quarry tile flooring in changing rooms, poolside, and staff areas • Plasterboard ceiling replacement • Replace existing steel/aluminium-framed windows • Replace ceramic wall tiling in changing rooms, poolside, and staff areas • Replacement sanitary facilities • Replace changing-room lockers • Renew heating distribution system

	<ul style="list-style-type: none"> • Renew domestic hot water calorifiers • Replace internal and emergency lighting • Passenger lift replacement • Upgrade fire alarm system
Current Repair & Maintenance Costs	<p>£347,100 within next 5yrs to bring it up to a grade B satisfactory standard and a further £268,600 within 5-10yrs. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work. These works purely relate to the following areas within the Learning Estate facility - swimming pool, changing areas, pool staff room, storage and cleaning closets and pool plant room.</p> <p>Urgent Works within next 12mths - £5,650 Years 2-3 - £315,743 Years 4-5 - £25,685 Years 6-10 - £268,515 Preliminaries @ 10% and fees @ 15% - £153,898 Total - £769,491</p> <p>A feasibility report was also undertaken to alter the existing changing rooms to form a large gender neutral changing and toilet facility and create a small spa area to improve the leisure offering for the community. These works would require an additional £451,000.</p>
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - B Functionality - B Accessibility - A Internal Environment - A Safety & Security - A Fixtures & Fittings - B Overall Assessment - B
Service Operations	Swimming Pool – afternoon/evenings/weekends Fitness & Weights Room – evenings/weekends Sports Hall – evenings/weekends Climbing Wall – evenings/weekends Auditorium – evenings/weekends Synthetic Turf Pitch – evenings/weekends Grass Pitch - evenings/weekends Performance Area - evenings/weekends Community Sports Club/Voluntary Group Usage
Significant Factors	<ul style="list-style-type: none"> - Condition/Age of Facility - Facility within confines of High School - Excessive carbon footprint - Less operating times of facility compared to other Council facilities
Usage	2021/22; Pool – 14,217 Community Centre – 5,451

	Fitness Room – 3,773 Synthetic Turf Pitch - 364 group bookings Grass Pitch - 47 group bookings Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 7,899 Community Centre – 3,112 Fitness Room – 2,203 Synthetic Turf Pitch - 78 group bookings Grass Pitch - 36 group bookings
Income	2021/22 - £112,000
Fit Life Membership as at August 2022	88 - Individual members 225 - 2 adult family memberships 18 – 1 adult family memberships Total – 331 primary card memberships



The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Speyside Sports and Community Centre. The purple dot is the location of the leisure facility and the green dots constitute the location of Fit Life Members that have taken out a membership at this facility. It is important to note that the postcode dots are not a 100% reflection of the entire membership for this facility as we have anomalies in our data due to some members not including or incorrectly including their postcodes but it does provide a general overview of the majority of members.

Approximately 45% of Fit Life members in Speyside reside with 0-5min drive catchment of the facility, 30% within 5-10min drive catchment, 16% within 10-15min drive catchment, 2% within 15-20min drive catchment and 7% over 20min drive catchment.

6.6 Elgin Community Centre

Elgin Community Centre	
Current Condition	<p>Grade C - poor</p> <p>Main areas of maintenance work required;</p> <ul style="list-style-type: none"> • Maintenance and replacement of existing floor finishes • Replacement of inappropriate solutions to historical cracking • Structural survey and remedial action required for cracking defects if not already done • Internal finish upgrades • Replacement low-voltage equipment • Internal and emergency lighting replacements • Electrical wiring dependent upon advisories in Electrical Installation Condition Report
Current Repair & Maintenance Costs	<p>£598,400 within next 5yrs to bring it up to a grade B satisfactory standard and a further £120,900 within 5-10yrs. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work.</p> <p>Urgent Works within next 12mths - £28,850 Years 2-3 - £440,885 Years 4-5 - £128,600 Years 6-10 - £120,836 Preliminaries @ 10% and fees @ 15% - £179,792 Total - £898,963</p>
<p>Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery)</p> <p>Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)</p>	<p>Location - A</p> <p>Functionality - B</p> <p>Accessibility - B</p> <p>Internal Environment - A</p> <p>Safety & Security - A</p> <p>Fixtures & Fittings - A</p> <p>Overall Assessment - A</p>
Service Operations	<ul style="list-style-type: none"> - Meeting Rooms x 5 - Dining Room - Private Childcare Setting - Sports Hall - Café Area - Kitchen - Office Space x 3
Significant Factors	<ul style="list-style-type: none"> - Under consideration for closure - Condition/Age of Facility - Excessive carbon footprint - No disabled access to upper floors

Usage	2021/22; Community Centre – 36,532 (inc. VIP Childcare) Elgin Academy Synthetic Turf Pitch - 183 group bookings Elgin Grass Pitch - 72 group bookings Quarters 1 and 2 of 22/23 (Apr-Sept); Community Centre – 21,589 (inc. VIP Childcare) Elgin Academy Synthetic Turf Pitch - 23 group bookings Elgin Grass Pitch - 31 group bookings
Income	2021/22 - £46,750

6.7 Forres House Community Centre

Forres House Community Centre	
Current Condition	Grade B - satisfactory Main areas of maintenance work required; <ul style="list-style-type: none"> • Renewal of timber floorboards • Replacement of boilers • Internal and emergency lighting replacements
Current Repair & Maintenance Costs	£541,200 within next 5yrs to maintain it to a grade B satisfactory standard and a further £322,300 within 5-10yrs. These costs are purely for fabric and mechanical & electrical work maintenance, does not include any general refurbishment/enhancement work. Urgent Works within next 12mths - £24,684 Years 2-3 - £397,929 Years 4-5 - £118,572 Years 6-10 - £322,267 Preliminaries @ 10% and fees @ 15% - £214,623 Total - £1.07million
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - A Functionality - A Accessibility - A Internal Environment - A Safety & Security - A Fixtures & Fittings - A Overall Assessment - A
Service Operations	Sports Hall Hall Offices x 6 Spinning Room Meeting Rooms x 5/6
Significant Factors	<ul style="list-style-type: none"> - Condition/Age of Facility - Excessive carbon footprint - Library within confines of facility
Usage	2021/22; Community Centre – 6,755

	Quarters 1 and 2 of 22/23 (Apr-Sept); Community Centre – 17,756
Income	2021/22 - £31,000

6.8 Milnes Fitness Room

Milnes Fitness Room, Fochabers	
Current Condition	Fitness Room in good condition as relatively new facility and new equipment recently installed.
Current Repair & Maintenance Costs	The condition survey of this fitness room will be included in the school condition survey reports being completed by the Council. Any repairs and maintenance of this room will be identified following this report.
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - B Functionality - B Accessibility - B Internal Environment - A Safety & Security - B Fixtures & Fittings - B Overall Assessment - B
Service Operations	Fitness Room Synthetic Turf Pitch – evenings/weekends Sports Hall - evenings/weekends Auditorium - evenings/weekends
Significant Factors	- Facility within confines of High School
Usage	2021/22; Sports Hall – 220 Fitness Room – 6,109 Synthetic Turf Pitch - 18 group bookings Quarters 1 and 2 of 22/23 (Apr-Sept) Sports Hall – 241 Fitness Room – 2,997 Synthetic Turf Pitch - 0 group bookings
Income	2021/22 - £48,000
Fit Life Membership as at August 2022	50 - Individual members 51 - 2 adult family memberships 7 – 1 adult family memberships Total – 108 primary card memberships

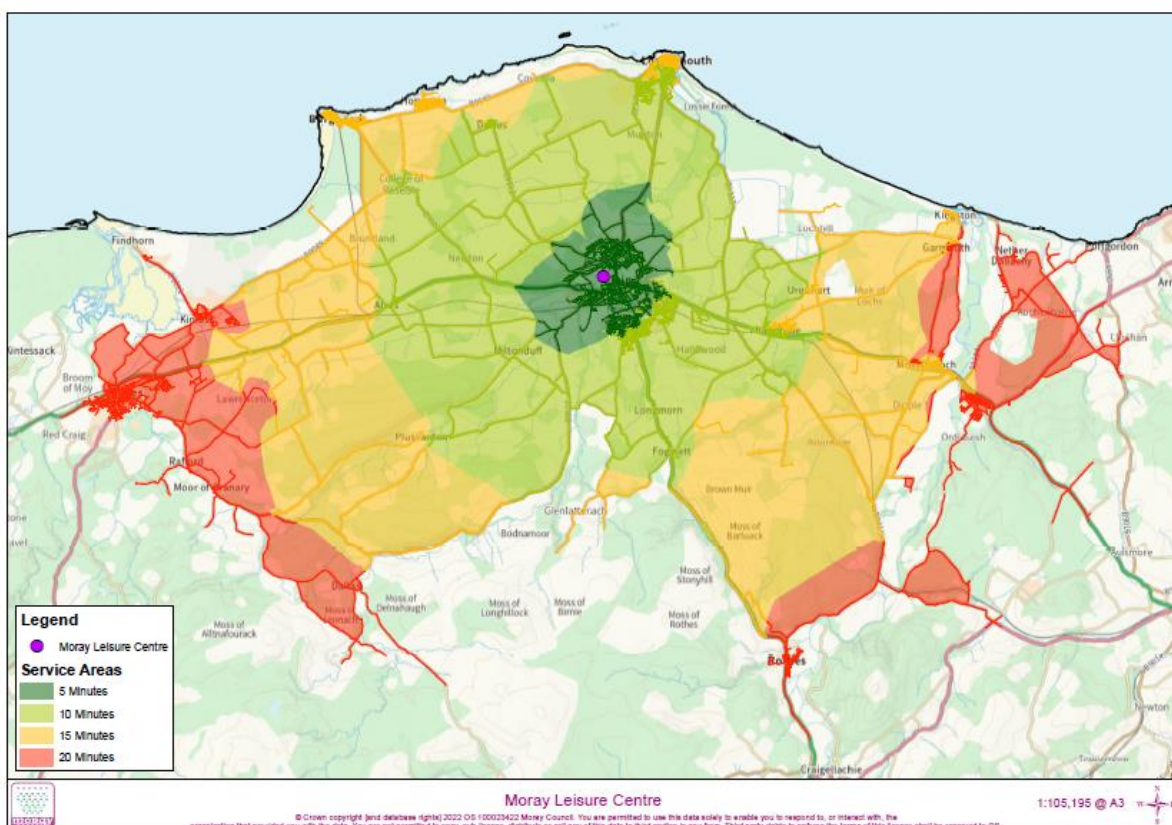
6.9 Elgin High Sports Block

Elgin High Sports Block	
Current Condition	Sports Block in excellent condition as relatively new facility.
Current Repair & Maintenance Costs	The condition survey of the sports block will be included in the school condition survey reports being completed by the Council. Any repairs and maintenance of this sports block will be identified following this report.
Suitability Assessment (measure how well buildings meet Council needs and contribute towards service delivery) Rating is A good (fully supports service delivery) to D bad (seriously impedes service delivery)	Location - B Functionality - B Accessibility - A Internal Environment - A Safety & Security - B Fixtures & Fittings - A Overall Assessment - A
Service Operations	Sports Halls x 2 – evenings/weekends Fitness Room – evenings/weekends Synthetic Turf Pitch – evenings/weekends Classroom space (open plan) – evenings/weekends
Significant Factors	<ul style="list-style-type: none"> - Standalone facility as part of High School - Second highest synthetic turf pitch usage in 21/22 - Fitness room does have significant competition with Moray Leisure Centre and Moray Sports Centre
Usage	<p>2021/22; Sports Block indoors – 3,099 Fitness Room – 3,682 Synthetic Turf Pitch - 859 group bookings</p> <p>Quarters 1 and 2 of 22/23 (Apr-Sept); Sports Block indoors – 2,131 Fitness Room – 1,649 Synthetic Turf Pitch - 169 group bookings</p>
Income	2021/22 - £22,800
Fit Life Membership as at August 2022	<p>17 - Individual members 25 - 2 adult family memberships 3 – 1 adult family memberships Total – 45 primary card memberships</p>

6.10 Moray Leisure Centre

Moray Leisure Centre	
Current Condition	<p>Grade D – Bad Main areas of maintenance work required;</p> <ul style="list-style-type: none"> • Mechanical service replacements required for boilers, pumps, controls and air handling units • Local area electrical distribution boards require replacement

	<ul style="list-style-type: none"> • Circuit wiring requires replacement • Lighting installation poor standard • Communication structured cabling installation requires replacement • Alarm and CCTV systems require replacement • Pool plant replacement • Ice plant replacement • Pool tile replacement
Current Repair & Maintenance Costs	<p>In 2020 fabric, mechanical and electrical condition surveys of MLC identified that a minimum of £3.8million of investment would be required to replace/refurb the facility to keep it operational. These surveys are now 3yrs old therefore due to inflation, rising construction costs and the continued deterioration of these assets this figure is considered to be significantly higher than £3.8m.</p> <p>MLC are currently commissioning an updated building condition survey which should be available in early 2023.</p>
Service Operations	<p>Swimming Pool Learner Pool Relaxation Suite Gym Exercise Studios x 3 Ice Rink Café Training/Meeting Room Childcare Centre</p>
Significant Factors	<ul style="list-style-type: none"> - Condition/Age of Facility - Excessive carbon footprint - Demand outweighs capacity - Highest opening hours of a leisure facility in Moray - Highest usage facility in Moray for pool, fitness rooms and exercise classes - Highest Fit Life Membership levels in Moray
Usage	<p>2021/22; Pool – 84,554 Health & Wellness – 185,462 Ice Rink – 24,589 Childcare – 7,795</p> <p>Quarters 1 and 2 of 22/23 (Apr-Sept); Pool – 98,803 Health & Wellness – 104,446 Ice Rink – 13,366 Childcare – 3,873</p>
Turnover for 2021/22	£2,257,734



The above map is a visual representation of the 5 (dark green shading), 10 (light green shading), 15 (yellow shading) and 20 (red shading) minute drive time catchments from Moray Leisure Centre (MLC). The purple dot is the location of the leisure facility, the Council do not hold the data in regards to the locations of the Fit Life members at MLC, however the facility confirmed that 35% of their members reside outwith Elgin.

6.11 Swimming Pool drive time catchments

A summary of the drive time catchments of our existing Fit Life members registered to each swimming pool can be found below;

% drive time catchment of Members	Buckie	Forres	Keith	Lossie	Speyside
0-5mins	66	68	52	58	45
5-10mins	19	11	13	12	30
10-15mins	5	5	10	18	16
15-20mins	4	6	9	7	2
Over 20mins	5	10	16	5	7

As would be expected the highest percentage of members for all sites are those that reside within a 0-5min drive catchment of the pool facility. We would have expected the percentages to be more evenly spread at Speyside however the vast majority are still within a 15min drive catchment. Lossiemouth have a high percentage of members in the 10-15min drive catchment, which covers the south of Elgin. This may be due to capacity issues at Moray Leisure Centre as for many activities their

demand outweighs capacity. A high percentage of users of Keith swimming pool are outwith the 20min drive catchment – the majority of these reside in Aberdeenshire.

6.12 Grass Pitches & Changing Pavilions

The following table details the grass pitches and changing pavilions that are hired to community clubs/organisations through the Sport and Leisure team. The Council do own/manage a number of other grass pitches across the Moray area but these are either leased or are solely used for school or informal purposes. There are also a number of additional changing/toilet pavilions located in our Open Spaces but these have been assessed as no longer required for service needs.

The majority of our changing pavilions have not been refurbished for a number of years and are now in a poor condition. Unfortunately a number of these changing pavilions are also now the target of anti-social behaviour such as vandalism and fire-raising.

In recent years we have been open to discussions on leases or Community Asset Transfers (CAT) of our grass pitches and changing pavilions as there is excellent practice throughout the country of community organisations managing and developing these assets to a high standard.

Grass Pitches/Pavilions	Condition/Status
Buckie High Football Pitch	Adequate condition
Merson Park & Pavilion, Buckie	Adequate condition Long term lease recently terminated. Facility currently being assessed and therefore unavailable.
Logie Park & Pavilion, Cullen	Adequate condition – small goalmouth turf repairs needed
Dovecot Park & Pavilion, Elgin	Adequate condition – small goalmouth turf repairs needed, goalposts unsatisfactory Pavilion in poor condition
Pinefield Park & Pavilion, Elgin (x2)	North pitch – Adequate condition South pitch – Adequate condition, small goalmouth turf repairs needed One of the pitches and pavilion currently under lease to New Elgin FC. Other pavilion in poor condition
Thornhill Park & Pavilion, Elgin	Poor to Adequate condition – goalmouth turf repairs needed, grass is generally very thin and burnt due to dry weather Pavilion in good condition
Roysvale Park & Pavilion, Forres	Good condition, adequate condition pavilion
Applegrove Primary Football Pitch, Forres	Adequate condition pitch – has not been used in recent years
Keith Grammar Football Pitch	Good condition
Coulardbank Park Pitches (x3) & Pavilion	Caged pitch in adequate condition – licence agreement for priority usage for Lossie Utd matches. Good condition pavilion

	Other 2 pitches in adequate condition, turf repairs to goalmouths on top pitches recently completed
Speyside High Football Pitch	Adequate condition
Roths Recreation Park & Pavilion	Good condition

The current assessment is that the provision of grass pitches is adequate for existing demand. There is at least one 'adequate' Council grass pitch available in every ASG area across Moray apart from the Milnes ASG. Provision of a grass pitch and pavilion within the Milnes ASG is available behind the Primary School, a formal agreement for this area has now expired however the Council are progressing discussions with the local community on this matter.

Recent communication with the Scottish FA has intimated that funding towards grass and synthetic turf pitch upgrades, resurfacing and sustainability may be available to Local Authorities and Football Clubs over the next few years which could support future investment needs.

6.13 Synthetic Turf Pitches

All synthetic turf pitches in Moray are utilised extensively for the delivery of the PE curriculum provision, Active Schools programmes and for community/club usage. Over the past 10 years Moray Council's grass pitch booking figures have declined as groups/clubs have transferred across to use synthetic turf pitches to a greater extent. The main reason for this is the improved/more reliable condition of the playing surface on a synthetic pitch.

A portfolio of the synthetic turf pitches that are accessible to the public in Moray are as follows;

Astroturf Pitches/Pavilions	Condition/Status
Buckie	Resurfaced in Sept 2022, excellent condition. Improvements to LED floodlighting required.
Elgin High	New facility in 2018, good condition. Resurface scheduled for 2028/29
Gleaner Arena (Elgin Sports Community Trust)	New facility in 2021, excellent condition
Keith	Adequate condition, resurface scheduled for 2024/25. Improvements to LED floodlighting required.
Fochabers	Poor condition, resurface scheduled for 2025/26. Improvements to LED floodlighting required. Pitch is not regularly used by the facility due to the fact it is a 2G surface therefore not conducive to football and is only two thirds the size of a standard synthetic turf pitch.
Lossiemouth	New facility in 2022, issues with surface due to seagull roosting during construction which is being remedied.

Aberlour, Speyside	Adequate/poor condition, resurface scheduled for 2023/24. Improvements to LED floodlighting required.
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The current priority in regards to synthetic turf pitch investment is the creation of a new pitch in Forres and the resurface of the existing pitch in Aberlour.

7. Summary of Identified Sport & Leisure Costs

The following table summarises the total current identified costs for repairs and maintenance and/or replacement of sport and leisure facilities.

Facility	23/24 Urgent	24/25 & 25/26 Years 1-2	26/27 & 27/28 Years 3-5	28/29 Year 6+	Additionality (improvement works)
Synthetic Turf Pitches	£300k Speyside	£300k Keith £250k Milnes		£300k Elgin High	
Buckie Pool	£300,167	£361,394	£397,725	£1.07m	£344,000
Forres Pool	-	£23,670	£61,455	£1.3m	
Keith Pool	£39,569	£637,832	£488,420	£671,059	£182,000
Lossie Pool	Condition survey will need completed within this timespan to identify works required				
Speyside Pool	£5,650	£315,743	£25,685	£268,515	£451,000
Elgin CC	£28,850	£440,885	£128,600	£120,836	
Forres House CC	£24,684	£397,929	£118,572	£322,267	
Milnes Fitness Room	Condition surveys for this room will be undertaken as part of school survey				
Elgin High Sports Block	Condition surveys for this room will be undertaken as part of school survey				
Moray Leisure Centre	£3.8m (based on old condition surveys)	Update condition surveys would require to be completed to determine ongoing maintenance costs			
Grass Pitches and Pavilions	No budget allocated for repairs, maintenance – any repairs/maintenance would be raised through the Property Helpdesk				
Total	£4,498,920	£2,727,453	£1,220,457	£4,052,677	£977,000
Overall total	£13,476,507				

7 Sport and Leisure Capital Investment Opportunities

Although the below is not an exhaustive list, the following capital project opportunities have been identified by either sport and leisure staff, community groups and/or the general public, however to date no capital funding has been identified/committed. These potential projects would need to be explored in greater detail and business cases/feasibility studies created before they can be considered as part of any discussions regarding the prioritisation of capital investment.

Project	Costs (approximate)	Potential investors	Notes
Athletics facility provision	£500k-£2m	Moray Council Scottish Athletics SportsScotland UK Athletics Local Athletics Clubs	Potential bid for funding for a feasibility study being considered to UK Shared Prosperity Fund. Local and National Discussions have been taking place during 2022 in regards to athletics facility development in Moray. It has been well documented over the years that there is a demand for improved athletics facilities in the Moray area, with the current provision in poor condition. Scottish Athletics representatives have attended various meetings with the Council and local groups/organisations to discuss the needs for the area. Scottish Athletics are set to launch an updated version of their 2015 Facilities Strategy following a review and it has been identified in this review that Moray is one of 8 key Local Authority areas that Scottish Athletics would like to focus on in regards to facility development. These discussions are at an early stage and we are currently considering the actual potential facility needs, any potential locations and also the governance options in regards to progressing this proposed project.
Weightlifting rigs within all Council Leisure Facilities	£5k per rig (includes facility reinforcements etc but not reconfiguration of space)	Developer Obligations Moray Council	Highly popular in facilities with rigs. Lack of space to accommodate this need in other facilities at this current time.
Changing Space/Portaloo cabin at Keith Astro turf Facility	£10k	Developer Obligations SFA	Community need/request
Dedicated Exercise Studios at	£160-180k each	Moray Council	

Keith, Buckie, Lossie and Forres			
Outdoor Gyms in Lossie and Buckie	£70-100k each	Blackwood Group Community Fundraising Grant Aid	
Multi-Use Games Area (MUGA) in New Elgin	£150-£500k	Community Fundraising Grant Aid	

7.1 Moray Leisure Centre (MLC) Proposed Expansion & Upgrade

Moray Leisure Limited is a registered charity and receives approximately £500,000 per year from Moray Council to operate Moray Leisure Centre (MLC).

Moray Leisure Limited commissioned Alliance Leisure to complete a feasibility study to examine the potential for expanding and developing MLC. The feasibility study has proposed an expansion, remodelling and refurbishment project to the value of approximately £18million. The new proposal would include the following;

- Improvement and modernisation to reception area
 - Extension to the café which in turn will increase revenue generation
 - A new gym to the rear of the existing building – increased capacity
 - The existing gym would be converted into 2 contemporary fitness studios with increased capacity
 - Additional changing facilities to cope with increased capacity
 - Modifications and uplifts to the existing meeting spaces and existing fitness spaces
 - Extension of the ice rink to enable increased simultaneous usage and cosmetic enhancement
 - New ice plant equipment
- General refurbishment and upgrade of plant equipment, mechanical and electrical elements of the facility

In order to progress with the project Moray Leisure Limited will be seeking capital investment from Moray Council (currently estimated to be £2 million investment, and a £4million repayable loan).