

LAKELAND FORUM REDEVELOPMENT

SPECIAL COUNCIL MEETING

15 April 2025



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí



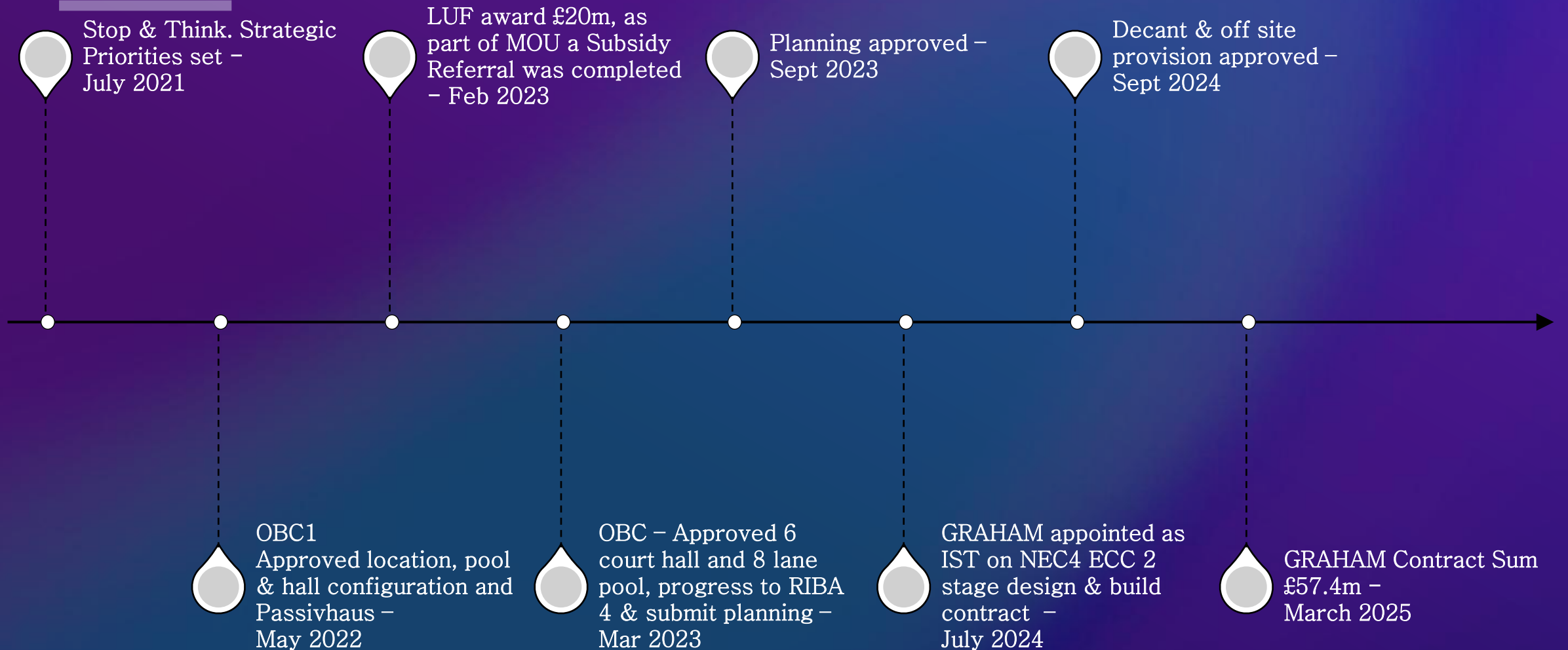
INTRODUCTION/CURRENT STATUS



Funded by
UK Government

- Existing Leisure Centre opened in 1976 – traditional Leisure Centre, 6 lane pool + 6 court hall
- Many items of Major Plant & Equipment are failing, increasing running costs and maintenance year on year
- Granted £20m Levelling up Funding from UK Government
- In July 2024 - FODC appointed GRAHAM on a Design & Build basis

THE JOURNEY SO FAR



STRATEGIC VALUES & PRIORITIES

Sport & Leisure:

The development delivers an increased swimming provision in form of 8 lane pool and dedicated learner pool.

In addition, sports and leisure offering will benefit from dedicated spin studio with Fitness suite and main hall provision delivered to modern standards.



Design For All :

The design of the development creates an inclusive facility for all potential users of varying ages and abilities supporting the ease of their vertical and horizontal movement through the centre.

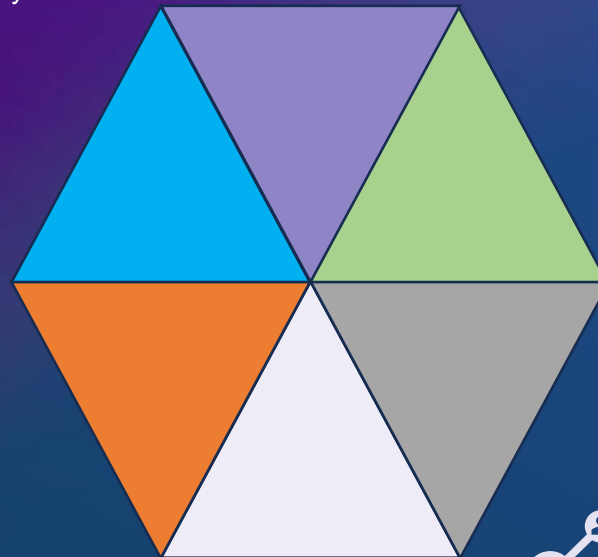
The inclusion of consultation rooms to build upon the existing partnership with WHSCT and PHA to expand the activity range and location options for non-clinical care.

The Development will allow for enhanced operational programming to cater for all abilities.



Design Excellence:

The development has been designed excellence aspirations, worthy of showcase status, within the context of affordability.



Social Value:

Social value delivery to Fermanagh and Omagh District residents, groups, clubs and charities formed a core part of the procurement process and the deliver objectives set out by the proposed contractor are defined later in this report.



Sustainable Development:

The development has been designed to exceptional environmental performance, designed and built to minimise, as far as possible, the carbon impact and energy usage as per the Passivhaus standard all aimed at supporting the Council's commitment to playing its part in addressing the global climate emergency.



Create A Destination:

The development hosts splash pad and enhanced pool area for wet weather days for locals and tourists alike. The provision of new pontoon providing access to the water (for non-motorised craft) supports water-based recreation and tourism activities in Enniskillen.



The inclusion of destination play park and pump track at the Broadmeadow site are supported by the inclusion of enhanced pathways and routes enhancing linkages with the town centre promoting pedestrian movement between both areas.

CONTINUED SERVICE DELIVERY

	01	Gym & Fitness Classes	A gym and a full programme of fitness classes and targeted interventions will be available Mon to Sat at the former TIC office at Broadmeadow. Fermanagh House and Westend Community Centre will also be utilised to ensure a full and appropriate programme.
	02	Swim Classes	FODC will offer a comprehensive programme for schools and Learn to Swim.
	03	Enhanced services at other Leisure Centres	Bawnacre Centre and Castle Park Centre will offer enhanced opening hours, programmes and classes.
	04	Community Interventions	Three Community Wellbeing Co-ordinators will be employed to work in targeted interventions and with community groups, clubs and societies at a local level across the three rural Fermanagh District Electoral Areas (DEAs). Recruitment for these positions will be undertaken for a September 2025 start.
	05	No change / Remaining Operational	Derrychara grass pitches and jetties will remain in operation throughout the construction period. The current 3G pitch will remain available for use. The Park Run will continue in around the site.
	06	Clubs	Suitable arrangements have been made with those clubs directly impacted by the project where there is no alternative in the local area. (Lakelanders and Erne Paddlers)
	07	Playpark	The playpark will close during construction due to Health and Safety implications.
	08	Staffing & Resourcing	Staff are prepared for redeployment, adequate resources are available through agreed council budget.

DESIGN – EXTERNAL

EXTERNAL



Set down Area & Car Parking



Destination Playpark



Sensory Area (within playpark)



New Pontoon



Accessible trails & paths



Pump Track



Improved pedestrian connectivity
towards Town centre



DESIGN – INTERNAL

LOWER GROUND FL

Reception / Foyer



Soft Play & Sensory Room



Main Hall (6 court)



Party / Community Rooms



Café



Watersports area - changing



Public Toilets



DESIGN – INTERNAL

UPPER GROUND FL

25m Eight Lane Main pool



17m Learner pool



Splash Pad



Village changing



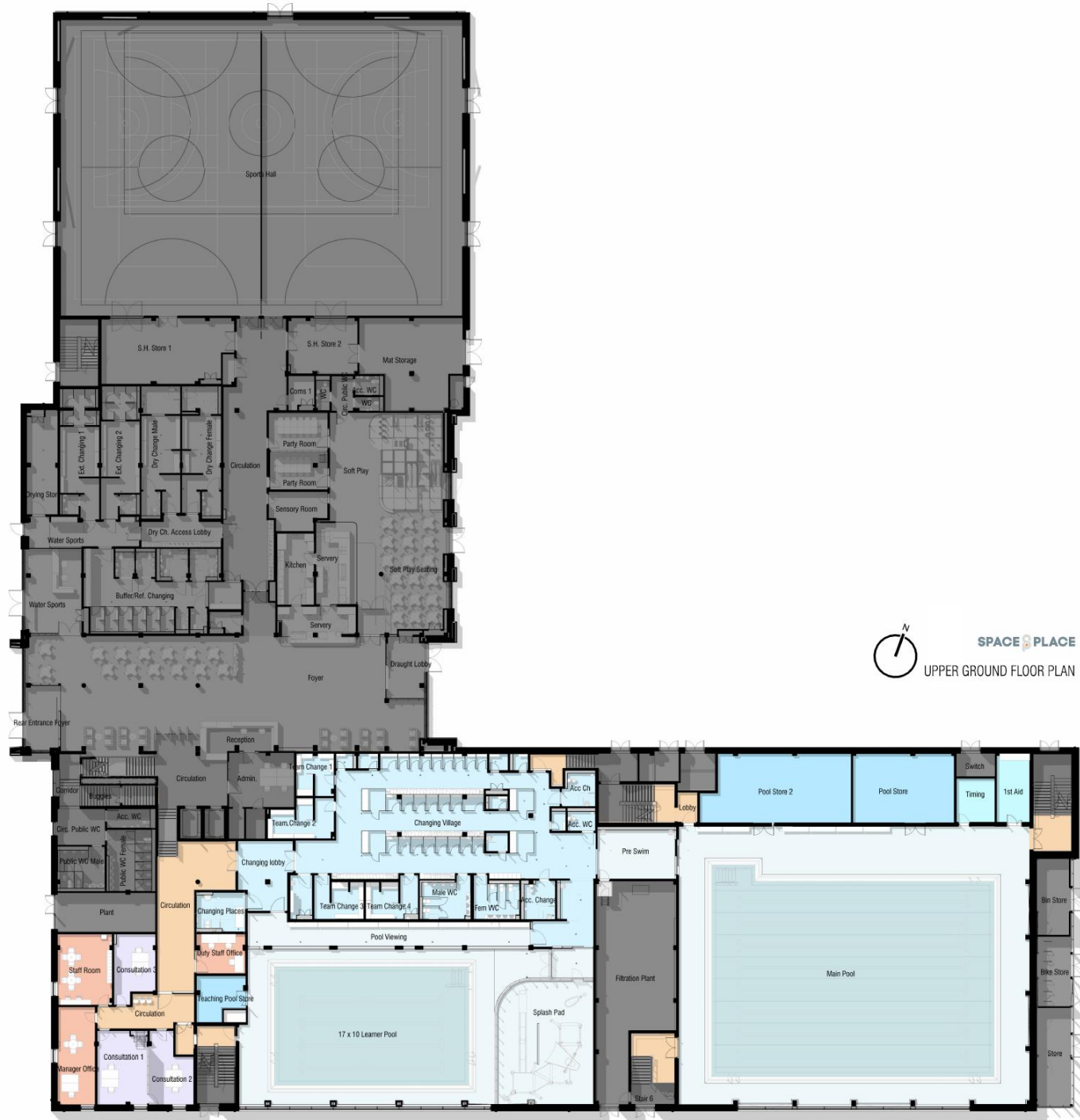
Changing Places



Consultation Rooms



Ancillary Staff Spaces



DESIGN – INTERNAL

FIRST FLOOR

Spectator seating to Main Pool



Changing – Male/Female/Accessible



Fitness Suite



Spin Studio



Studio space



Multi-purpose Room



Activity Terrace



SPACE & PLACE
FIRST FLOOR PLAN

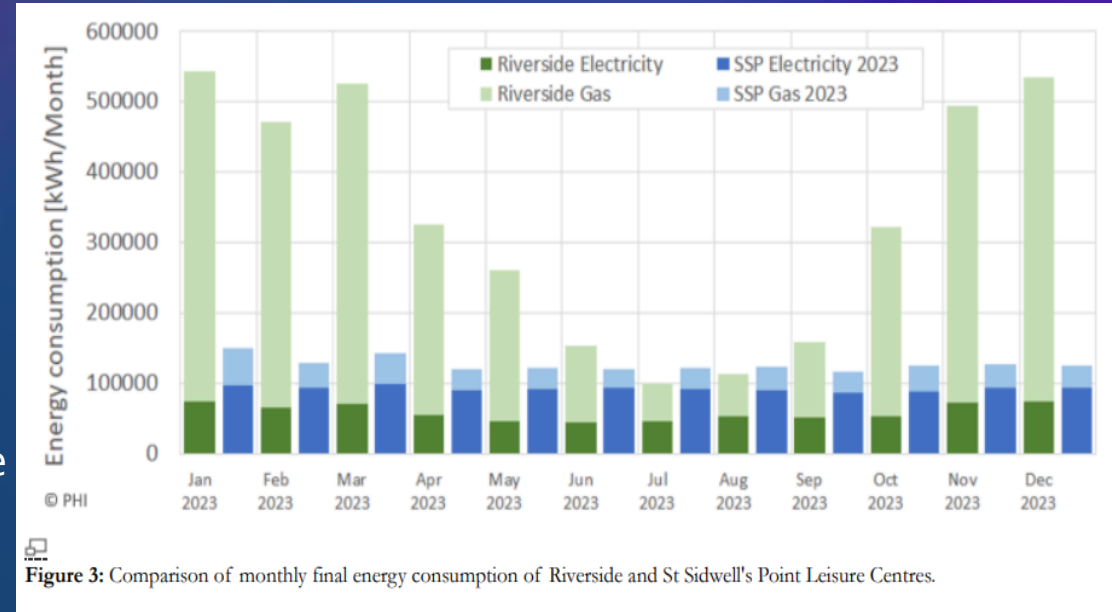
PASSIVHAUS

The FLF redevelopment has the potential to significantly contribute to the Council's carbon reduction commitments set out in the Climate Change and Sustainable Development Strategy.

The aim of a Passivhaus building is to minimise the natural heat loss of the building to reduce the energy required to operate it. Passive heat sources such as the sun, human occupants, activity, appliances, and recovery of heat from extract air, cover a large part of the heating demand in a Passivhaus building.

A Passivhaus leisure centre will involve, for example, solutions to achieve an airtight building fabric, a mechanical ventilation system with highly efficient heat recovery, right down to choosing the most energy efficient coffee machine and fridge.

St.Sidwells Point Exeter, which was built to Passivhaus standard, has been operational for 2 years. Following its first year of operation significant energy savings have been realised with approximately 57% lower than that of a non Passivhaus Leisure Centre within the Council area.



Energy consumption of St.Sidwells Point Exeter; Its monitored energy data from 2023 was compared with reported energy consumption of the Riverside Leisure Centre, a different leisure facility also located in Exeter.

STAKEHOLDER COMMUNICATIONS TO DATE

Public Consultation

/ Surveys

- 2019 Survey
- 2022 Public Consultation (Planning)
- 2024 / 25 Survey
- Ongoing within Centre

Sport



- Swim Ulster
- Local Sports Groups
- Sport NI
- Lakelanders
- Erne Paddlers
- Park Run

CAPITAL COSTS

	£million
Graham Final Contract Sum	57.4
Additional Client Costs	12.6
Project Cost for Affordability	70.0

Fig 1. Summary of FLF Project Costs

AFFORDABILITY CONSIDERATIONS

- Total Project Costs

- Net Operating Budget Saving

- Affordability Assumptions & Risks

- Cost of Financing

- Sensitivity Analysis

	FBC £'000
Total Project Costs	70,000
LUF Funding	(20,000)
Reserves	(11,000)
Internal Borrowing	(20,000)
External Borrowing	(19,000)
Total Funding	(70,000)
Interest costs - £9.7m over 25 years Life of Asset – 45 years – internal borrowing over 45 years	

	2028/29 Year 1	2029/30 Year 2	Yr 5	Yr 10	Yr 15	Yr 25	Yr 35	Yr 45	Total
Total Costs of Financing	1,952	1,952	1,851	1,699	1,547	1,248	450	450	48,705
Charge on Rates – Project Costs	4.54%	4.54%	4.30%	3.95%	3.60%	2.90%	1.05%	1.05%	-
Cumulative Impact on Rates	4.54%	0.00%	-0.24%	-0.35%	-0.35%	-0.70%	-1.85%	0.00%	

In addition to delivering a high-quality leisure centre, the project will bring a wide range of long-lasting benefits to the district, including:



- **Economic impact:** Jobs and business opportunities during and after construction



- **Tourism boost:** Attracting more visitors to Enniskillen and surrounding areas



- **Enhanced visitor experience:** A modern, welcoming, and environmentally conscious destination



- **Social value:** Supporting community health, wellbeing, inclusion, and cohesion



- **Sustainability:** Industry-leading design reducing long-term environmental impact



- **Education and skills:** Engagement with local schools, career pathways, and up-skilling

BENEFITS

	Current	Proposed
Dry fitness classes inc spin	32 p/week	56 p /week
Learn to swim courses	30 p/week	88 p/week
Pre school swim course	2 p/week	12 p/week
Water based fitness classes	0 p/week	7 p/week
School swimming	30 p/week	36 p/week
Swim Gala's	3 p /year	6 p/ year

