



**Report Reference Number: E/18/12**

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**To:** Executive  
**Date:** 2<sup>nd</sup> August 2018  
**Status:** Key Decision  
**Ward(s) Affected:** All  
**Author:** Keith Cadman, Head of Commissioning, Contracts and Procurement  
**Lead Executive Member:** Cllr Mark Crane, Leader of the Council  
**Lead Officer:** Julie Slatter, Director of Corporate Services and Commissioning

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**Title: Summit Indoor Adventure Activity Refresh**

**Summary:**

The facility is in the third year of operation requiring a refresh of the activity mix to maintain an attractive offer. Whilst IHL manage and operate the facility under a 10 year management agreement the building and activity infrastructure are assets of the Council and therefore the responsibility for funding any refresh remain with the Council. The planned changes set out within the body of the report have been developed to meet customer demand whilst aligning the leisure and fitness offer of the site.

**Recommendations:**

- i. It is recommended that the Executive approve the capital funding in this financial year for the enabling the works for the facility refresh to be conducted outside the period of peak demand, after school holidays and prior to shorter daylight hours. This funding will come from Programme For Growth.

**Reasons for recommendation**

To ensure the Summit Indoor Adventure remains an exciting visitor attraction containing an activity mix aligned to customer demand.

**1. Introduction and background**

- 1.1 The Summit Indoor Adventure was built adjacent to Selby Leisure Centre with connectivity between the two buildings on the ground floor to assist customer flow and maximise access to both facilities.
- 1.2 The construction and internal facility fit out of the Summit was funded by the Council to generate an annual revenue from the operation of the facility by a third party under the terms of a 10 year management agreement.
- 1.3 The activities available in the summit are subject to customer demand, review and therefore refresh. The internal design and layout of the building was planned to allow for internal changes as replacement activities are identified as part of the process for natural refresh.
- 1.4 Whilst ground floor connectivity between the two buildings has proved successful, additional connectivity is required at the first floor level to maximise utilisation of changing facilities on the first floor of the leisure centre. This will allow internal remodelling of the ground floor of the summit into useable activity space.

## **2. The Report**

- 2.1 The Summit building consists of five activity zones designed to be staffed and operated independently whilst allowing customers to participate in several activities across the five zones.
- 2.2 IHL have reviewed the activities and use of space in consultation with the Council as landlords to identify activities requiring refresh and any enabling works to the fabric of the building.
- 2.3 The review also identified both seasonal and daily demand profiles that have been factored into the timing of any enabling works for the activity refresh. School holidays and the winter are periods of peak demand requiring any enabling works to be done outside of these periods to minimise customer impact.
- 2.4 The soft play area and demand for childrens parties have identified the need to increase the space for this activity and in particular a demand for a “messy play” area. The additional space for this activity can be provided through the conversion of ground floor changing accommodation adjacent to the soft play area. This will require improved access to changing facilities in the leisure centre.
- 2.5 Access to the first floor changing accommodation in the leisure centre can be provided from the Summit by connecting the two buildings at first floor level where the current ski zone is within the Summit. This will require the re-configuring of this zone into a multi purpose space that can be utilised for fitness classes, high intensity training and additional gym space.
- 2.6 Programming of the enabling works outside of peak seasonal demand provides a two month window during September and October to complete the necessary enabling works to refresh the activity mix.

### 3. Alternative Options Considered

N/A

### 4. Implications

#### 4.1 Legal Implications

The proposed enabling works and refresh of activities within the Summit building is consistent with the contract.

#### 4.2 Financial Implications

	<b>SDC Capital Funding</b>
Implementation of planned change to SKI	£190,000
Party Room	£40,000
<b>Total</b>	<b>£230,000</b>

It is recommended that the capital funding required to change the activity mix at the Summit is funded from Programme for Growth.

#### 4.3 Policy and Risk Implications

There are no policy or risk implications

#### 4.4 Corporate Plan Implications

The Summit facility directly support the Council's corporate priorities of Making Selby District a great place to do business, to enjoy life and to make a difference.

#### 4.5 Resource Implications

The investment will help maintain an important revenue stream for the Council.

#### 4.6 Other Implications

N/A

#### 4.7 Equalities Impact Assessment

**5. Conclusion**

- 5.1 The refresh will help maintain the Summit as an attractive destination for residents and visitors to the District.

**6. Background Documents**

None

**7. Appendices**

None

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