
Subject:	FLOOD PROTECTION - DEAL INDOOR TENNIS CENTRE
Decision to be taken by:	Mike Davis, Strategic Director (Corporate Resources)
Report of:	Laura Corby, Strategic Development Lead (Leisure)
Portfolio Holder:	Councillor Chris Vinson, Portfolio Holder for Finance, Governance and Digital
Decision Type:	Executive Non-Key Decision
Call-In to be suspended:	No (<i>Call-in does not apply to non-Key Officer decisions</i>)
Classification:	Unrestricted

Delegated Authority: Delegation C33 to the Section 151 Officer of Section 6 (Scheme of Officer Delegations) of Part 3 (Responsibility for Executive Functions) of the Council's Constitution:

'To authorise new projects up to £50,000 that can be funded within the overall resources of the approved Medium-Term Financial Plan.'

'To approve the allocation of funds from the Capital and Special Revenue Contingencies to projects.'

Purpose of the report: To seek approval for a project to undertake flood protection work to Deal Indoor Tennis Centre.

Recommendation:

1. To approve a project to undertake flood protection works to Deal Indoor Tennis Centre.
2. To approve up to £40,000 provision from the use of maintenance reserve to deliver this work.

1. Summary

The Council is seeking to undertake flood protection works to protect Deal Indoor Tennis Centre in the future. The building has been damaged in the recent past from extreme adverse weather caused by severe surface water flooding. The Council was successful in claiming for damage through its insurers and has undertaken interim flood defence measures to mitigate future immediate risk while exploring a more long-term solution. The Council is now seeking to construct a clay earth bund flood defence system that will give the building robust and engineered protection against future extreme flooding. The project is subject to tender and is estimated to cost up to £40,000. It is proposed to be funded from provision within the Tides maintenance reserve budget.

2. Introduction and Background

2.1 Deal Indoor Tennis Centre was constructed in 2011 and comprises of four tennis courts, an office/meeting room, a storeroom, an electrical plant room and a small viewing space for visitors. The construction cost was £1.2 million and the Council was awarded £400,000 grant funding and a loan from the Lawn Tennis Association (LTA).

- 2.2 The new building formed part of a major expansion to the original Tides Leisure Pool constructed in 1987 and contains a leisure pool with cafe terrace, a former bar area now used for group exercise and a fitness gym; a four court indoor sports hall was constructed in 2002.
- 2.3 The Indoor Tennis Centre is situated to the back of the leisure pool, on a lower level next to Victoria Park playing fields. Although advice from the Environment Agency was followed at the time of design and build, climate change has had a damaging impact on the building and its operation in more recent years.
- 2.4 In 2013, Victoria Park playing fields were severely flooded and water reached the threshold of the tennis centre doors. Responsive measures were taken to protect the building and sandbags were deployed to prevent water from entering. Operational procedures were implemented to manage future risk which included tracking flood alerts via the Environment Agency and Met Office forecasts, keeping a stock of sandbags and keeping engaged with the DDC Asset Maintenance team.
- 2.5 In 2016, following extreme adverse weather conditions, severe surface water flooding occurred in Victoria Park playing fields, rising above the threshold of the tennis centre doors and entering the building. As a result, the floor was damaged and refurbished at a cost of c£85,000 through the Council's insurance. The Council also spent an additional c£10,000 in undertaking basic flood protection measures to help mitigate future risk. Movable flood protection barriers are now located at all external doors, a mini flood defence wall was constructed to the rear of the centre to prevent water migrating down that side and specialised pumps were purchased to remove excess water from inside the building. While these measures are in place, a more detailed engineering solution has been reached to protect the building in the long term.
- 2.6 The Council has completed a feasibility engineering study in consultation with the East Kent Engineering Partnership (EKEP). It is proposed to construct a clay earth bund flood defence to the surrounding perimeter wall of the lower tennis centre building. The earth embankment will reach a maximum height of 400mm and will be constructed on an impermeable clay layer with imported clay to build the bank by machinery. The bank will be gradually sloped with turf installed to finish.
- 2.7 The proposed works will be advertised and tendered via the EKEP's tendering framework to ensure competent contractors bid for the works. Some estimated sums for these works have already been suggested by local contractors and are within the budget provision.

3. Identification of Options

- 3.1 Option 1 - Approve flood protection works to Deal Indoor Tennis Centre.
- 3.2 Option 2 - To not approve flood protection works to Deal Indoor Tennis Centre.

4. Evaluation of Options

- 4.1 Option 1 is the preferred option because it provides robust engineered flood protection measures to help address future flood damage. Future and frequent flooding is a high risk given the way climate change is evolving. The project will help to give the building more longevity and will also better protect the Council's position with possible future insurance claims.

4.2 Option 2 is not preferred as it is highly likely that climate change will bring about more extreme adverse weather conditions. Failing to take engineered flood protection measures will result in the building being at high risk of severe flooding again and repeated future damage will not be covered by the Council's insurers.

5. **Resource Implications**

5.1 The Council has maintained a sinking fund for future maintenance of the Indoor Tennis Centre; a condition that formed part of the original LTA award. The LTA agree the sinking fund should be used to deliver flood protection works.

5.2 If proposals in this report are approved, the estimated project cost of up to c£40,000 will leave a remaining sum of up to c£38,000 in the Tides maintenance reserve for future needs.

6. **Climate Change and Environmental Implications**

6.1 This report is seeking to respond to the effects of climate and environmental change. The history of flood risk and damage to Deal Indoor Tennis Centre demonstrates the need to take robust flood protection measures with some urgency. Research and investigation have been undertaken by experienced engineers to design a clay bund protection system to help mitigate the risk of future flood damage. This project will deliver improvements and better protect the building against climate change, thus contributing to the Council's Climate Change objectives.

7. **Corporate Implications**

7.1 Comment from the Director of Finance (linked to the MTFP): Accountancy has been consulted and has no further comment. (DL)

7.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comment to make.

7.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications, however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15/section/149>

7.4 Other Officers (as appropriate):

8. **Appendices**

None.

9. **Background Papers**

None.

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