

Facilities

West Dumbarton Activity Centre

Opened in 1994, West Dumbarton Activity Centre (WDAC) is situated in the community of Brucehill, in Dumbarton West. It is owned by West Dunbartonshire Council and operated on its behalf by West Dunbartonshire Leisure. WDAC currently provides a range of affordable, accessible activities to the community to enhance their health, fitness and social lifestyles. These are delivered by a combination of staff, and local community groups and organisations under Regular Lets.



The Centre is currently open 69.5 hours per week, 7 days per week, 50 weeks, although community groups and activities typically operate 'term-time' only, equating to 40 weeks of the year, and primarily from the Centre's Main Hall. Four x 2hr slots are also ringfenced at the weekend for Children's Parties, all-year round. Available space can also be hired on an 'ad hoc' basis.

WDAC comprises one large sports hall accommodating up to 200 users (seated), three main storage cupboards, ladies and gents toilets, changing/ shower rooms and lockers, disabled toilet, café area (doubling as an area for meetings), main office and a staff room. *Appendix E* illustrates the layout of the Centre. Equipment includes: a fully equipped kitchen, tables, chairs, soft play equipment, basketball stands, table tennis equipment, judo mats and a pool table.

A property condition survey carried out for WDC in 2011 assessed the building to be: approximately 613m²; in a 'Category B – Satisfactory' condition; in need of c£33k+VAT of planned/ preventative works, over three-quarters of which relates to redecoration.

West Dumbarton Gymnastics Centre

WDGC has the full support of WDL and WDC to become the 'anchor Let' for the facility and to develop it as a gymnastics-oriented Centre. This will involve the:

- completion of required planned/ preventative maintenance works to the building
- redevelopment of the generic Sports Hall as an apparatus-led, fully functioning gymnastics hall including fixed/ mobile gymnastics equipment and specialist exercise floor in an approximate 60:40 split (see *Appendix E*)
- use of physical screens to cordon off gymnastics apparatus from unauthorised access

The gymnastic facilities to be provided at the newly refurbished WDAC include:

- Vault
- Vault Run
- Tumble Track
- Balance Beams
- Pommel Horse
- Parallel Bars
- Asymetric Bars
- Wall Rings
- High Bar and harness belt
- Safety/ Landing Mats
- Warm-up Area
- Exercise Floor

Other Centre facilities will include dedicated storage for gymnastics equipment, male/ female changing and shower rooms.

5.4 Centre Management and Operation

WDGC will have a long-term, 'Exclusive Use Let' for the Sports Hall (011/012), Changing Rooms (019/020/023/024), Office (010), and storage (013/014); with the ability to 'sub-let' via WDL, the protected exercise floor space for suitable non-gymnastic activities. Office space within the Centre will be used as a base for the Club's Development Coordinator and for payment collection by volunteers during Club sessions/ activities.

As part of this arrangement WDGC will: secure funding for the redeveloping/ equipping the Sports Hall as a Gymnastics Hall; pay the appropriate standard Let charge for its forecast annual hours' usage; and make equipment available for use by Sports Development for its recreational gymnastics programme and other suitable activities.

Responsibility for the day-to-day management and operation of the Centre will be retained by WDL. The WDAC Centre Manager, a WDL Sports Development Officer and the WDGC Development Coordinator will form a Centre Management Group to liaise over use of the Centre.

5.5 Capacity and Occupancy

Centre Capacity

The Centre will open 70.5 hours per week, 7 days per week, 50 weeks per year:

- Monday-Thursday, 9.30am-9.00pm
- Friday, 9.30am-8pm
- Saturday & Sunday, 10am-5pm

While the use of the Gymnastics Hall will focus on gymnastics sessions and activities, the Centre has a separate kitchen and café/ meeting area that is available for wider community use, which also offers the opportunity for a local business to operate as a catering concession.

Centre Usage

The development of WDAC as a gymnastics-oriented centre will involve a change in usage pattern for a number of WDL facilities:

- Retaining and reprofiling some existing Room Lets for those activities that remain suitable to the new facility
- Transferring some existing WDAC Lets to other WDL facilities (where Let times conflict with WDGC or activities unsuitable for the floor)
- Transferring to WDAC, those WDL Sports Development gymnastic sessions/ activities provided from the Meadow Centre and Our Lady and St Patrick's High School, and the delivery of additional sessions.
- Limiting the general hire of the Gymnastics Hall to other suitable activities.

Centre Occupancy

Current occupancy of the Sports Hall is estimated at 51% for term-time weeks as illustrated in *Appendix F*. This also shows the immediate space requirement for WDGC and WDL at WDAC operating as a gymnastics-oriented centre. Having the Centre as its base, WDGC forecasts an expansion in the volume and range of gymnastics sessions and activities it provides, increasing to 28 hours per week term-time by 2018, supplemented by WDL Sports Development sessions/ activities. A term-time occupancy forecast for the Gymnastics Hall is provided in *Table 5.2*.

Table 5.2:

	Current Status DCI Year 2 - 2015	Year 3 2016	Year 4 2017	Year 5 2018
Hall Capacity (Hours)*	69.5	70.5	70.5	70.5
WDGC (Hours)	N/A	18	24	28
WDL (Hours)	N/A	12	16	20
WDC Clubs/ Activity Usage (Hours)	35.5	0	0	0
Total (Hours)	35.5	30	40	48
Occupancy Rate (%)	51%	43%	57%	68%
Available Hours	34	40.5	30.5	22.5

* Assumes Friday opening extended to 8pm in 2016 to accommodate WDGC class.

Over and above this, WDGC may also require additional hours to provide all-year round adult sessions and/ or holiday clubs. At all other times a reduced capacity space (50-74 people WDL equivalent room) in the Gymnastics Hall will be available for Let/ Hire for other suitable activities. The café/ meeting space will continue to be available for community Let/ Hire as before.