



Alliance Leisure



Leisure Centre
Refurbishment



June 2024



34 Weeks

Project Overview

The refurbishment of Burscough Leisure Centre was a £3 million investment aimed at revitalizing an aging and structurally unique building to provide modern facilities for the community. The project was undertaken by Universal Civils & Build alongside Alliance Leisure in collaboration with West Lancashire Borough Council (WLBC), with works commencing on 3rd June 2024 and completed in two phases by 17th January 2025.

Project Scope

The refurbishment involved a comprehensive overhaul of the facility to improve accessibility, usability, and aesthetics. Key elements included:

Structural Works:

- o Major strip-out and internal demolition.
- o Formation of new structural openings with steel reinforcements.
- o Conversion of existing spaces (e.g., squash court to a Wellbeing Studio).

Roof and Flooring:

- o Full roof replacement, including structural repairs and new drainage systems.
- o New screed and flooring throughout the building, with a dedicated sports hall floor featuring markings for Pickleball, Badminton, and 5-a-side football.

Modern Amenities:

- o Updated gym with LED backlit mirrors, free weights, and new equipment.
- o Creation of specialized rooms such as a Spin Studio and Wellbeing Studio.
- o Installation of new heating, ventilation, electrical, and Wi-Fi systems.

Safety and Compliance:

- o Fire stopping to meet current regulations, along with new fire curtains, alarms, and CCTV systems.
- o Intruder alarms and enhanced boundary security.



Universal Group

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Phased Handover

The project was executed in two phases to ensure timely completion and gradual usability for the community:

- Phase 1 (20th December 2024): Reception, office, gym, Wellbeing Studio, Spin Studio, toilets, and changing rooms.
- Phase 2 (17th January 2025): Sports Hall, stores, community room, and first-floor areas.

Challenges and Solutions

1. Unique Structural Complexity:

The building's roof, supported by large engineered wooden joists atop concrete-filled blockwork pillars, posed challenges for structural assessments and modifications. Engineers faced difficulties due to the inability to determine the load capacity of the joists, which prevented additional loads on the roof beams.

- o **Solution:** Structural bracing and temporary works were introduced to maintain building rigidity during column removal and modifications.

2. Aging Infrastructure:

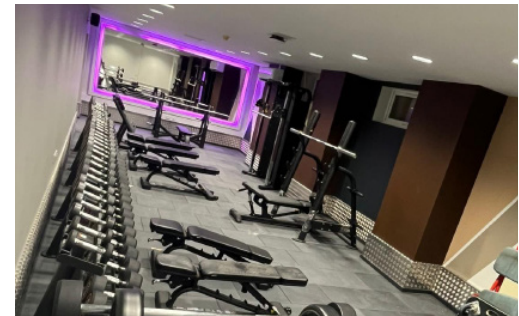
The building's age and construction methods created unexpected challenges, such as unforeseen repairs to structural elements and compliance with modern standards.

- o **Solution:** Close collaboration with WLBC Building Control ensured adherence to current regulations, and adjustments were made as issues arose.

3. Community Engagement:

Midway through the project, an open day was organized to maintain community support and transparency. Local dignitaries, shareholders, and schoolchildren were invited.

- o **Highlight:** Students presented a time capsule to the site team, which was buried in a secret location known only to two individuals.



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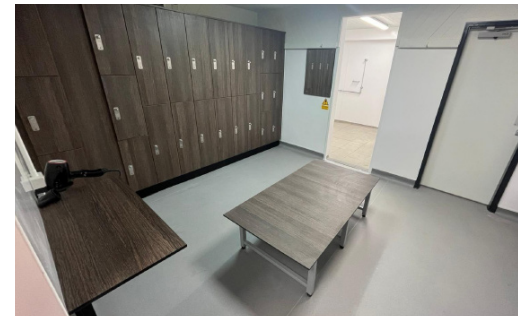
Outcome

The refurbishment of Burscough Leisure Centre was successfully completed within budget and on time, providing a state-of-the-art facility to the community. The project has transformed the center into a modern hub for fitness, wellness, and social activities, catering to diverse age groups and interests. The inclusion of specialized spaces like the Spin Studio, Wellbeing Studio, and updated Sports Hall ensures long-term sustainability and adaptability for future needs.

Key Takeaways

- **Innovation in Structural Engineering:** Adaptable solutions were critical for addressing unique structural challenges.
- **Community Integration:** Open communication and engagement with stakeholders and residents bolstered project support.
- **Sustainability:** The project emphasized modernization and compliance while maintaining the integrity of the original structure.

This case study demonstrates the value of collaboration, flexibility, and community-focused design in delivering successful refurbishment projects.



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