

To: Members of the Special Sub-Group

Councillors Humphreys, Phillips, Smith, M Stanley and Sweet

For the information of the other Members of the Council

SPECIAL SUB-GROUP

18 AUGUST 2014

The Special Sub-Group will meet in the Committee Room, The Council House, South Street, Atherstone on Monday 18 August 2014 at **3.00pm**.

AGENDA

PART I - PUBLIC BUSINESS

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**
- 4 Public Participation**

Up to twenty minutes will be set aside for members of the public to ask questions or to put their views to elected Members. Participants are restricted to five minutes each. If you wish to speak at the meeting please contact David Harris on 01827 719222 or email democraticservices@northwarks.gov.uk.

**PART A – ITEMS FOR DISCUSSION AND DECISION
(WHITE PAPERS)**

- 5 **Development of New Indoor Leisure Facilities in Coleshill** – Report of the Assistant Director (Leisure and Community Development)

Summary

This report updates the Sub-Group on progress in respect of the development of new indoor leisure facilities in Coleshill.

The Contact Officer for this report is Simon Powell (719352).

JERRY HUTCHINSON
Chief Executive

For general enquiries please contact David Harris, Democratic Services Manager, on 01827 719222 or via e-mail – davidharris@northwarks.gov.uk.

For enquiries about specific reports please contact the officer named in the report.

Agenda Item No 5

Special Sub-Group

18 August 2014

**Report of the
Assistant Director
(Leisure and Community Development)**

**Development of New
Indoor Leisure Facilities
in Coleshill**

1 Summary

- 1.1 This report updates the Sub-Group on progress in respect of the development of new indoor leisure facilities in Coleshill.

Recommendation to the Sub-Group

That the Sub-Group notes and comments upon the progress being made in respect of the development of new indoor leisure facilities at The Coleshill School.

2 Consultation

- 2.1 The Chairman, Vice-Chairman and Opposition Spokesperson for the Special Sub-Group, the Community and Environment and Resources Boards, the Safer Communities Sub-Committee, Members with responsibility for Health, Well-being and Leisure and Young People and Coleshill Ward Members have all had an opportunity to comment on the content of this report. Any comments received will be reported verbally to the Sub-Group.

3 Background

- 3.1 Further to previous meetings of the Sub-Group, Members are aware that the construction of replacement indoor leisure facilities commenced on site at The Coleshill School in November 2013. The Sub-Group is further aware that the capital funding available for the project is £4,301,366, including £2,815,000 from the Borough Council, with the balance being made up of valuable contributions from the Education Funding Agency and England Squash and Racketball.
- 3.2 Account needs to be taken of the need to fund £154,000 of fees attributable to the project, thereby leaving a sum of £4,147,366 available to support project delivery (including all contingencies and provision for fitness equipment and furniture and fittings, etc.). The fees associated with the project have risen by £2,000 to take account of the costs associated with the need to secure a sub-lease for the electricity sub-station, as a consequence of which the sum available for project delivery has reduced accordingly.

4 Update on Progress – Construction Work

- 4.1 Despite a slightly delayed commencement of on-site construction work, the building programme is now approximately three weeks ahead of schedule. The overall project completion date, however, currently remains as the end of October 2014, although at the time of writing this report the timetable may be affected, positively or negatively, by the time taken to secure an electricity supply to the building. Nevertheless, recent construction work has continued to be encouraging, in that the structure of the building is essentially complete. A considerable amount of detailed construction work remains to be undertaken, including mechanical and electrical work, the installation of sports floors and equipment, internal decoration and external landscaping and boundary work, but the building now benefits from gas and water connections and it is anticipated that the electricity supply will be live by the time the Sub-Group meets.
- 4.2 The Sub-Group was aware of the risk associated with the provision of statutory services to the site, and in particular the need to secure an electricity supply to the building. The electricity sub-station has been installed on site and high voltage cables now serve the sub-station. Subsequent to a considerable degree of legal activity, involving the power company, the County Council, The Coleshill School and the Borough Council, the associated sub-lease was signed by the relevant parties in early August 2014, further to having secured consent from both the Secretary of State and the Landlord. Whilst this entire undertaking did incur an additional cost to the project of approximately £16,500, it did represent the cheapest option to secure an electricity supply to the building.
- 4.3 As previously reported, any client design changes will incur additional project cost. In this regard, Members have been informed of a number of changes that have impacted on the cost, both positively and negatively. This continues to be the case on a weekly basis as the building design is constantly being refined to ensure that it most appropriately meets the needs of the community. The associated costs are monitored and scrutinised on an on-going basis in conjunction with colleagues in the Finance and Human Resources Division, in order to ensure that the client instructions being issued to the contractor are affordable within the sum available for project delivery. A verbal report on the most recent client changes will be presented to the Sub-Group at its meeting.

5 Update on Progress – Financial Position

- 5.1 Wates Construction is required to provide its Target Cost and Actual Cost forecasts on a monthly basis. The Project Manager, who is very carefully scrutinising all costs on behalf of the Borough Council, is required to produce a monthly Funding Position Statement a week thereafter. For the remainder of the contract, these forecasts and statements will be subject to bi-monthly meetings between the Authority, the Project Manager and Wates Construction. The next of these meetings will be held on 21 August 2014.
- 5.2 At the time of writing this report, the Project Manager's latest Funding Position Statement is awaited, further to receipt of Wates Construction's submission of its tenth project invoice. The Funding Position Statement will be presented to

the Authority in advance of the meeting and, therefore, Members will receive a verbal report on this matter at that time.

- 5.3 Currently, just under £2.8 million has been paid to the contractor. The tenth invoice from Wates Construction, in the sum of just over £400,000, however, is due for payment. Invoices totalling just over £1 million have been paid by The Coleshill School in partial fulfilment of Education Funding Agency support for the project. The £25,000 grant from England Squash and Racketball has been received in full.

6 Update on Progress – Other Matters

- 6.1 The Sub-Group will recall that, at its meeting held in April 2014, it approved the content of the draft Joint Use Agreement between the Borough Council and The Coleshill School, through which the facility will be managed and used. The final wording of the Joint Use Agreement was determined in early August and the document will be signed by the relevant parties when The Coleshill School re-opens in September 2014. Thereafter, it is the Authority's intention to make the content of the Joint Use Agreement publicly available. In the meantime, discussions are on-going between the Manager of Coleshill Leisure Centre and existing users of the facility regarding the desire to accommodate their activity needs within the new building.

- 6.2 Wates Construction's programme for engaging the community within the building process is on-going, although its activity with local schools has obviously been suspended during the holiday period. The contractor, however, is proposing to organise a "walk around" for the local community, probably in September. It is proposed that the "walk around" will be led by Wates and local young people. A number of staff from across the Authority had the opportunity to visit the site on 30 July and further opportunities for Members and staff will be held prior to the opening of the new facility.

7 Report Implications

7.1 Finance and Value for Money Implications

- 7.1.1 In addition to those previously reported to the Sub-Group, the headline financial implications associated with the construction of the new Coleshill Leisure Centre will be reported verbally to Members at the meeting.

7.2 Safer Communities Implications

- 7.2.1 The provision of good quality leisure facilities and services has profound and positive implications for the development of safer communities and a reduction in the likelihood of criminal and / or anti-social behaviour.

7.3 Legal and Human Rights Implications

- 7.3.1 The future replacement of Coleshill Leisure Centre will have direct and positive implications for the Authority's ability to meet the requirements of

Equalities and other legislation and on its determination to enhance access to good quality services for the local community.

7.4 Environment and Sustainability Implications

7.4.1 The proposed investment of resources is required if the Council is to maintain and enhance the quality, consistency and sustainability of its indoor leisure provision in Coleshill. The services provided through the new leisure facility will make a positive and lasting impact on individual and collective quality of life within North Warwickshire.

7.5 Health, Well-being and Leisure Implications

7.5.1 Leisure facilities have a positive impact on the health and well-being of individuals and communities through the provision of opportunities for formal and informal recreation and by contributing to an enhanced quality of life in the Borough. The project is also compliant with, and helps to deliver against, the priorities identified in the Warwickshire Health and Well-being Strategy and the supporting Joint Strategic Needs Assessment.

7.6 Human Resources Implications

7.6.1 There is no immediate human resource implication arising directly from this report.

7.7 Risk Management Implications

7.7.1 The condition and future replacement of Coleshill Leisure Centre have been the subject of a detailed risk assessment, a copy of which was presented to the Community and Environment Board in July 2012.

7.8 Equalities Implications

7.8.1 The scheme to replace Coleshill Leisure Centre has been designed to positively impact on the corporate priority to protect and provide access to Council services. An Equality and Impact Needs Assessment (EINA) has been carried out and was presented to the Community and Environment Board at its meeting held in July 2012.

7.9 Links to Council's Priorities

7.9.1 The undertaking to replace Coleshill Leisure Centre has positive and direct links to the following corporate priorities:

- Public service
- Crime and disorder
- Access to services
- Consultation and communication
- Health and well-being

7.9.2 The future replacement of Coleshill Leisure Centre with a new development at The Coleshill School has positive implications for the Sustainable Community Strategy priorities to:

- Raise aspirations, educational attainment and skills
- Develop healthier communities
- Improve access to services

The Contact Officer for this report is Simon Powell (719352).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	Wates Construction	Client Meeting Report 2	January 2014
2	Coventry City Council	Clerk of Works Report 2	January 2014
3	Coventry City Council	Client Meeting Notes (16 January 2014)	January 2014
4	Coventry City Council	Client Meeting Notes (26 February 2014)	Feb 2014
5	Wates Construction	Client Meeting Report 4	March 2014
6	Wates Construction	Client Meeting Report 5	April 2014
7	Wates Construction	Client Meeting Report 6	May 2014
8	Wates Construction	Client Meeting Report 7	June 2014
9	Wates Construction	Client Meeting Report 8	July 2014