

**To: Leader and Members of the Executive Board
(Councillors M Stanley, Hayfield, Humphreys, Moore, Morson, Phillips, Simpson, Smith and Sweet)**

For the information of other Members of the Council

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 reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

EXECUTIVE BOARD AGENDA

23 JULY 2013

The Executive Board will meet in the Committee Room at the Council House, South Street, Atherstone, Warwickshire on Tuesday 23 July 2013 at 6.30pm.

AGENDA

- 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.

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

Summary

This report seeks the Board's approval for the inclusion within the capital programme of the proposed project to replace the Borough Council's indoor leisure facilities in Coleshill.

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

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Executive Board

23 July 2013

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

**Proposed Replacement of
Indoor Leisure Facilities
in Coleshill**

1 Summary

- 1.1 This report seeks the Board's approval for the inclusion within the capital programme of the proposed project to replace the Borough Council's indoor leisure facilities in Coleshill.

Recommendation to the Council

That the inclusion of the scheme to redevelop indoor leisure facilities in Coleshill within the capital programme to the value of £4,426,366 be approved.

2 Consultation

- 2.1 The Chairman, Vice-chairman and Opposition Spokesperson for 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 Board.

3 Background and Report

- 3.1 Members will be aware that The Coleshill School has been identified as the preferred location for any future replacement of Coleshill Leisure Centre. At its meeting held on 24 September 2012, the Board approved a recommendation that responsibility for overseeing the project be delegated to the Special Sub-Group, with a view to streamlining key decision making processes.
- 3.2 In order to advance the proposed scheme, Officers were instructed to negotiate with representatives from The School, in order to reach an agreement in relation to the future provision, development and subsequent management of a new dual-use leisure facility at their site. The subsequent negotiations have resulted in the signing of a Memorandum of Understanding with The School in relation to the proposed development, the preparation of a draft underlease and User Agreement, the adoption of a shared design option, which received Planning Consent on 15 April 2013, and the submission of

detailed applications for external funding to both the Education Funding Agency (EFA) and Sport England.

- 3.3 The application to the EFA was for a sum of £1,461,366 towards a total project cost of £4,402,166. The bid to Sport England's Inspired facilities Fund was made in the sum of £150,000, in respect of which a decision is anticipated in early August.
- 3.4 The application to the Education Funding Agency was initially rejected, although it was subsequently approved on appeal in June 2013. As a consequence, and based on the Feasibility Study and business plans that have previously been considered by Members, the proposed development of a leisure facility at The School is now considered to be a financially viable proposition.
- 3.5 As identified above, the project is currently estimated to cost £4,402,166, although this figure will be further refined during the pre-construction phase. The Borough Council's maximum contribution towards this sum is fixed at £2,815,000. This sum is made up of the receipt from the sale of the car park opposite the existing Leisure Centre, a projected receipt from the sale of the current Leisure Centre site and borrowing of up to £965,000. As there is no provision for the replacement of Coleshill Leisure Centre in the current capital programme, other than the sum that was made available to support project development through to the end of Gateway 3 (the submission of a planning application), it is necessary for the Executive Board to consider making provision for the scheme in the capital programme.

4 Report Implications

4.1 Finance and Value for Money Implications

- 4.1.1 The capital cost of the future provision of an indoor leisure facility at The Coleshill School is currently estimated to be £4,402,166. This figure has increased from previous estimates as a result of changes made to accommodate the requirements of The Coleshill School. Additional grant support from the Education Funding Agency has been secured to meet these costs, as indicated in the table below. Subject to the Board's approval of the inclusion of the proposed scheme within the capital programme, the cost of the development would be funded in the following manner:

	Capital Cost
Capital Receipts (Car Park and Existing Site)	£1,850,000

Education Funding Agency	£1,461,366
Sport England	£150,000
Prudential Borrowing	£965,000
Potentially Available Funding	£4,426,366

4.1.2 As identified above, the potentially available funding exceeds the currently projected capital cost by £24,200. It is possible, however, that the project cost will be refined during the pre-construction stage of development. Nevertheless, the Borough Council's maximum contribution towards the scheme is fixed at £2,815,000. If the proposed project ends up costing less than £4,426,366 there would be a reduction in the required level of prudential borrowing, However, there would also be the potential for a proportion of any unspent funding to be returned to the Education Funding Agency.

4.1.3 The feasibility study presented to Members in July 2012 assessed the annual running cost of a new leisure facility at The School site to be £175,633, which represented an annual increase of £3,203. When adjusted to take account of the need to fund the proposed borrowing requirement, the estimated additional revenue cost is £59,603 (annual repayment of borrowing of £56,400). Provision for an additional revenue cost was included within the Medium Term Financial Strategy approved in February and will be sufficient to cover this sum. This figure will, however, be reduced by the revenue contribution to be made by The School in respect of its use of the facilities to be provided on its site, the value of which has yet to be finalised.

4.2 Safer Communities Implications

4.2.1 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.

4.3 Legal and Human Rights Implications

4.3.1 Any future replacement of Coleshill Leisure Centre will have direct and positive implications for the Council's ability to meet the requirements of Equalities and other legislation and on its determination to equitably enhance access to good quality services for the local community.

4.4 Environment and Sustainability Implications

4.4.1 Capital investment is required if the Council is to maintain and enhance the quality and consistency of its indoor leisure provision in Coleshill. The services provided through Coleshill Leisure Centre make a positive and lasting impact on individual and collective quality of life within the community.

4.5 Health, Well-being and Leisure Implications

4.5.1 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.

4.6 Human Resources Implications

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

4.7 Risk Management Implications

4.7.1 The condition and potential 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.

4.8 Equalities Implications

4.8.1 Any scheme undertaken to replace Coleshill Leisure Centre would be designed to positively impact on the corporate priority to protect and provide easier access to Council services. An Equality and Impact Needs Assessment (EINA) has been carried out and this was presented to the Community and Environment Board in July 2012.

4.9 Links to Council's Priorities

4.9.1 An undertaking to replace Coleshill Leisure Centre would have positive and direct links to the following corporate priorities:

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

4.9.2 The future replacement of Coleshill Leisure Centre with a new development at The Coleshill School would also have 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).