

**Report of Head of Sport & Active Lifestyles**

**Report to Director of City Development**

**Date: 11/12/17**

**Subject: design and cost report for Aireborough Leisure Centre – asbestos and windows**

**Capital scheme number: 32039 / AIR / ASB**

Are specific electoral wards affected? If relevant, name(s) of ward(s): Guiseley & Rawdon	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

1. The purpose of this report is to request authority to spend of £137.3k on asbestos removal works at Aireborough Leisure Centre.
2. The Best Council Plan update of 2017/18 sets Council outcomes, including:
  - 2.1. Enjoy happy, healthy, active lives; the provision of leisure facilities enhances access to activities and programmes to allow people to enjoy healthy and active lives.
  - 2.2. Enjoy greater access to green spaces, leisure and the arts; by enhancing the facilities within Aireborough Leisure Centre.
3. On 16<sup>th</sup> November 2016 Executive Board gave authority to spend £1.2m to refurbish the poolside, changing rooms, reception, and entrance and to include a community hub. With additional pool tiling and plant room/window replacement (CPM works), and additional mechanical and electrical works, approvals and authority to spend have been given for a total budget of £1.775m.

4. There have been issues with the removal of asbestos from the site, with additional areas being identified in windows and plant room which have in turn caused delays on the project. These have taken the existing asbestos budget, with delays, £137.3k over the original budget projections.

### **Recommendations**

5. The Director of City Development is recommended to:
  - 5.1. Approve the authority to spend of £137.3k for the removal of asbestos and associated delay penalties at Aireborough Leisure Centre;
  - 5.2. To note that the Chief Officer for Culture and Sport is responsible for the implementation of these proposals.

## 1 Purpose of this report

- 1.1 The purpose of this report is to request approval for the authority to spend of £137.3k on asbestos removal works and associated delay costs at Aireborough Leisure Centre.

## 2 Background information

- 2.1 In June 2016, we were informed that a funding bid for was successful and have been working with Sport England, Asset management and NPS to develop a scheme for the site.
- 2.2 Following work with colleagues from Citizens and Communities, a community hub was incorporated into the scheme, making a total of £1.2m. A DCR for this scheme was approved at Executive Board on 16<sup>th</sup> November 2016.
- 2.3 Additional approvals were given for pool tiling and mechanical and electrical works, with additional CPM maintenance works to windows and pool plant room, taking the overall budget to £1.775m.

## 3 Main issues

- 3.1 The contract was let to William Birch in July 2017.
- 3.2 Asbestos surveys were undertaken during the design and development stages of the scheme, however, full intrusive surveys could only be undertaken once the building was closed to the public. The more detailed intrusive surveys have highlighted additional asbestos in a number of areas including the window frames and plant room.
- 3.3 William Birch have been instructed to remove the remaining asbestos and the following costs have been submitted.
- 3.4 The additional asbestos removal costs will be funded from within existing resources in the capital programme and are as follows:

Ground floor & basement (plant room)	23,426.00
Windows	21,518.00
Access	18,226.79
Delay costs	28,708.99
Extended programme	6,379.78
Additional asbestos removals and surveys	29,040.44
NPS fees	<u>10,000.00</u>
Total	137,300.00

## **4 Corporate considerations**

### **4.1 Consultation and engagement**

4.1.1 The Executive Member for Resources and Strategy has been consulted and is supportive of the proposals to develop Aireborough Leisure Centre.

4.1.2 A programme of consultation has been carried out regarding the phase 1 works:

- Members for Guiseley and Rawdon ward have been consulted Users of Aireborough Leisure Centre have been consulted through forums, displays, social media and direct contact with clubs.
- Local people have been consulted via newsletter and contact with ward members.
- Information has been displayed on the Leeds City Council website with requests for feedback from members of the public.
- Further consultation has been held with:
  - Equality groups;
  - Aspire;
  - Leeds Disability Sports Youth Panel;
  - Access Officer – to ensure the improved facilities are accessible;
  - Legal – to ensure the Sport England agreement reflects the requirements of both Sport England and the Council;
  - PPPU – to ensure correct procurement processes are being followed.
- With regard to the Community Hub, the Lead Member for Citizens and Communities, together with Members for Guiseley and Rawdon Ward, have been consulted about the proposals for Guiseley Library and the provision of a Community Hub within Aireborough Leisure Centre and the members supported the proposal.
- Public consultation was carried out during September 2016 alongside staff consultation and engagement.

### **4.2 Equality and diversity / cohesion and integration**

4.2.1 A full screening (attached as an appendix) has been carried for the refurbishment, the main findings being:

- The facilities need to reflect the needs of the users;
- Current facilities have access issues such and poor changing and access to the pool;

- Consultation and information to users needs to be on an ongoing basis;
- Pool and facility closures need to be kept to a minimum to ensure continuity of provision;
- Where closures are deemed necessary, then staff will work with users to find alternative facilities where necessary;
- Support for the village change, with provision for male and female separate toilets and some shower areas

### **4.3 Council policies and the best council plan**

4.3.1 The Best Council Plan 2015 – 20, updated for 2017/18 underlines the aim of the city to tackle poverty and reduce inequalities. The role of a leisure centre is clear in the reduction of the health inequalities found across the city and the participation in sport and active lifestyles being a contributing factor to reducing this gap. The health cost of inactivity is estimated to cost the city £10.95m per annum (Sport England), with particular correlations between levels of inactivity and obesity and distinct inequalities in participation in different areas of the city. Reducing these health inequalities is a major priority within the city to which sport and active lifestyles can contribute. Outcomes included in the Best Council Plan include:

- Enjoy happy, healthy, active lives
- Enjoy greater access to green spaces, leisure and the arts

4.3.2 These objectives are supported through the improvements at Aireborough Leisure centre by ensuring the longevity of the facility for the north west of the city and by providing light, airy and welcoming spaces that people want to use and exercise in and that provide accessible spaces to people who currently cannot use the centre due to its outdated design.

4.3.3 This in turn also supports the following 2017/18 priorities:

- Health and wellbeing
- Resilient communities

### **4.4 Resources and value for money**

#### **4.4.1 Full scheme estimate**

4.4.2 The estimate for the removal costs is £137.3k, as summarized in 3.4

#### **4.4.3 Capital funding and cash flow.**

Funding Approval :	Capital Section Reference Number :-		32039/AIR/ASB				
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	137.3		137.3				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>137.3</b>	<b>0.0</b>	<b>137.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LCC Supported Borrowing	137.3		137.3	0.0	0.0		
Sport England Grant	0.0		0.0	0.0	0.0		
Ringfenced capital receipt	0.0		0.0	0.0	0.0		
<b>Total Funding</b>	<b>137.3</b>	<b>0.0</b>	<b>137.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Parent scheme number : 32039/AIR/ASB

Title : Aireborough Leisure Centre asbestos removal

## Revenue effects

4.4.4 There are no revenue implications following this decision.

## 4.5 Legal implications, access to information and call-in

4.5.1 It is recognised that the Sport England funding has a number of conditions relating to the continued use of the facility as a leisure centre. These have been assessed by the project team and agreed with Sport England through the Council's legal team.

4.5.2 The legal team have also conducted all relevant searches on the facility prior to commencement of refurbishment works.

## 4.6 Risk management

4.6.1 A risk register is being maintained for this project and will be updated as necessary.

- 4.6.2 The contract for the refurbishment if the site has already been awarded and any further delays due to the asbestos works will result in increased delay penalties or, in the worst case scenario, the project will be stopped, further attracting penalties from the contractor.

## **5 Conclusions**

- 5.1 Aireborough Leisure Centre is a key site within the leisure portfolio and the refurbishment will enhance the facilities for the local community and ensure its financial viability for the future.

## **6 Recommendations**

- 6.1 The Director of City Development is recommended to:
- 6.2 Approve the authority to spend of £137.3k for the removal of asbestos and associated delay penalties at Aireborough Leisure Centre;
- 6.3 To note that the Chief Officer for Culture and Sport is responsible for the implementation of these proposals.

## **7 Background documents<sup>1</sup>**

- 7.1

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<sup>1</sup> The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.