

Report of Head of Sport & Active Lifestyles

Report to Director of City Development

Date: 13th March 2018

Subject: design and cost report for Aireborough Leisure centre car park refurbishment

Capital scheme number: 32197\CAR\000

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 checked="" type="checkbox"/> Yes	<input 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 Best Council Plan update of 2017/18 sets Council outcomes, including:
 - 1.1. 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.
 - 1.2. Enjoy greater access to green spaces, leisure and the arts; by enhancing the facilities within Aireborough Leisure Centre.
2. A refurbishment of the swimming pool, changing rooms, reception and entrance as well as the addition of a community hub is currently being undertaken at Aireborough Leisure Centre with the aim of providing an up to date and user friendly facility which will in turn increase the number of users and therefore enhance the access for people to participate.

3. The rear car park at the leisure centre currently has 48 spaces. The proposal will give 83 spaces, which will cater for the anticipated increase in users at the centre.
4. In December 2018, Executive Board approved an injection of £500k a year for 3 years for sport maintenance projects that enhance the income generating potential of leisure facilities.
5. The purpose of this report is therefore to request authority to spend £140k on car park refurbishment works at Aireborough Leisure Centre from the sport maintenance budget 32197\CAR\000.

Recommendations

6. The Director of City Development is recommended to:
 - a. Approve the authority to spend £140k on car park refurbishment works at Aireborough Leisure Centre from the sport maintenance budget 32197\CAR\000;
 - b. 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 the authority to spend £140k on car park refurbishment works at Aireborough Leisure Centre from the sport maintenance budget 32197\000\000.

2 Background information

- 2.1 Aireborough Leisure Centre is currently undergoing refurbishment that will see the following improvements:
 - 2.1.1 Retiled swimming pools – tanks, walls and decking;
 - 2.1.2 New gender neutral changing rooms, with facilities for male and female changing, families, schools and the wider community;
 - 2.1.3 Reoriented entrance;
 - 2.1.4 New reception;
 - 2.1.5 New community hub and cafe
- 2.2 The improvements, together with anticipated further improvements to the dryside element of the building, will increase the number of users of the centre significantly. The business case for the pool alone has indicated an increase of up to 10,000 users a year, with further users relocating from the Guiseley library to the community hub. The numbers will increase further should the plans for developing the dryside facilities come to fruition.
- 2.3 The car park has experienced issues for some time with overcrowding and congestion as it also serves the local community businesses as well as the primary school and theatre.
- 2.4 On investigation with colleagues from Highways, the current rear car park can be increased from 48 spaces to 83, with disabled parking going from 5 spaces to 4. An additional 4 disabled car parking spaces are being provided through the current scheme as part of the main entrance relocation to the front of the facility.

3 Main issues

- 3.1 **Design proposals and full scheme description.**
- 3.2 The removal of a redundant roundabout and reorienting of current car park spaces to provide 83 car park spaces and 4 disabled parking spaces.
- 3.3 A plan is shown at 7.1.
- 3.4 **Programme –**
- 3.5 The works will be planned to follow on from the current refurbishment so as to cause least disruption to centre users as possible. The works are anticipated to be

completed before the proposed dryside refurbishment, enabling access to the additional car park spaces as early in the programme as possible.

- 3.6 The works are being planned and managed through LCC Highways and are anticipated to be carried out between September and December 2018.

4 Corporate considerations

4.1 Consultation and engagement

- 4.1.1 The Executive Member for Resources and Strategy and Members for Guiseley and Rawdon have been consulted on and are supportive of the plans.

- 4.1.2 Consultation with planners has confirmed this is a permitted development under the Town and Country Planning Order 2015.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested. The screening document has been attached at Appendix B.

4.3 Council policies and the best council plan

- 4.3.1 The Best Council Plan update of 2017/18 sets Council outcomes, including:

- 4.3.1.1 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.

- 4.3.1.2 Enjoy greater access to green spaces, leisure and the arts; by enhancing the facilities within Aireborough Leisure Centre.

- 4.3.1.3 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.

- 4.3.1.4 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.

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

- 4.3.1.6 Health and wellbeing

4.3.1.7 Resilient communities

4.4 Resources and value for money

4.4.1 Full scheme estimate

4.4.2 The scheme is estimated to cost £140k. this can be detailed as:

£110k construction

£10k fees

£20k contingencies

4.4.3 Capital funding and cash flow.

Outlined in the embedded table below:-

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	110.0					110.0	
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	10.0					10.0	
OTHER COSTS (7)	20.0					20.0	
TOTALS	140.0	0.0	0.0	0.0	0.0	140.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 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						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LCC Supported Borrowing	140.0					140.0	
Revenue Contribution	0.0						
Capital Receipt	0.0						
Insurance Receipt	0.0						
Lottery	0.0						
Gifts / Bequests / Trusts	0.0						
European Grant	0.0						
Health Authority	0.0						
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	0.0						
Government Grant	0.0						
SCE (C)	0.0						
SCE (R)	0.0						
Departmental USB	0.0						
Corporate USB	0.0						
Any Other Income (Specify)	0.0						
Total Funding	140.0	0.0	0.0	0.0	0.0	140.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent scheme number : 32197\CAR\000

Title : sport maintenance 2018/19

Revenue effects

The following table illustrates the alterations which will be necessary to the department's revenue budget:

REVENUE EFFECTS	2018/19 £000's	2019/20 and SUBSEQUENT YEARS £000'S
EMPLOYEES		
PREMISES COSTS		
SUPPLIES & SERVICES		
EXTERNAL INCOME GENERATED	5.0	10.0

The alterations illustrated in this table will be incorporated into the department's revenue budget by means of casual swimming income.

4.5 Legal implications, access to information and call-in

4.5.1 This decision is not subject to call in

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 timing of the works are designed to mitigate any further delays on the building refurbishment and will therefore commence once the phase 1 building work is handed over.

5 Conclusions

5.1 Aireborough Leisure Centre is a key site within the leisure portfolio and the refurbishment of the car park 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:

6.1.1 Approve the authority to spend £140k on car park refurbishment works at Aireborough Leisure Centre from the sport maintenance budget 32197\CAR\000;

6.1.2 To note that the Chief Officer for Culture and Sport is responsible for the implementation of these proposals.

7 Appendices

7.1 Draft plan of proposed car park

8 Background documents¹

8.1 None.

¹ 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.



EXISTING CAR PARK ARRANGEMENT
(48 NO. BAYS & 6 NO. DISABLED BAYS)

PROPOSED CAR PARK ARRANGEMENT
(83 NO. BAYS & 5 NO. DISABLED BAYS)
(5 NO. TREES REMOVED)

AIREBOROUGH LEISURE CENTRE
PROPOSED CAR PARK ARRANGEMENT

NO.	DATE	BY	DESCRIPTION
1	12/11/15	...	...
2	12/11/15	...	...
3	12/11/15	...	...
4	12/11/15	...	...
5	12/11/15	...	...

SCALE
1:500



REVISED	DATE	BY	DATE

A LCDD/LCC/HWT/XX/DR/EP/ME_D1
W/WORK L100

STATUS: **DRAFT**
DATE: March 2016

Appendix B Equality, Diversity, Cohesion and Integration Screening



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being or has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

Directorate: City Development	Service area: Sport & Active Lifestyles
Lead person: Helen Evans	Contact number: 0113 3780311

1. Title: design and cost report for Aireborough Leisure centre car park refurbishment

Is this a:

Strategy / Policy

Service / Function

Other

If other, please specify

2. Please provide a brief description of what you are screening

8.1 Aireborough Leisure Centre is currently undergoing refurbishment that will see the following improvements:

- Retiled swimming pools – tanks, walls and decking;
- New gender neutral changing rooms, with facilities for male and female changing, families, schools and the wider community;
- Reoriented entrance;
- New reception;

- New community hub and cafe
- 8.2 The improvements, together with anticipated further improvements to the dryside element of the building, will increase the number of users of the centre significantly. The business case for the pool alone has indicated an increase of up to 10,000 users a year, with further users relocating from the Guiseley library to the community hub. The numbers will increase further should the plans for developing the dryside facilities come to fruition.
- 8.3 The car park has experienced issues for some time with overcrowding and congestion as it also serves the local community businesses as well as the primary school and theatre.
- 8.4 On investigation with colleagues from Highways, the current rear car park can be increased from 48 spaces to 83, with disabled parking going from 5 spaces to 4. An additional 4 disabled car parking spaces are being provided through the current scheme as part of the main entrance relocation to the front of the facility.

3. Relevance to equality, diversity, cohesion and integration

All the council's strategies and policies, service and functions affect service users, employees or the wider community – city wide or more local. These will also have a greater or lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation. Also those areas that impact on or relate to equality: tackling poverty and improving health and well-being.

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?	X	
Have there been or likely to be any public concerns about the policy or proposal?	X	
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect our workforce or employment practices?		X
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> • Eliminating unlawful discrimination, victimisation and harassment • Advancing equality of opportunity • Fostering good relations 		X

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?** (think about the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)
 - 1 The additional parking spaces will make the centre more accessible to the community by allowing them to access the site
 - 2 5 disabled spaces are included, with a further 4 to the front of the building. These support the users from Aspire as well as the general number required for the site
 - 3 Members have been consulted and have confirmed their support for the works as they consider them important to the local community – both current users and local businesses
 - 4 Feedback to the centre manager from customers has highlighted that the size of the car park can be a barrier to accessing the site

- **Key findings** (think about any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

There will be a positive impact for disabled users in the provision of dedicated parking spaces. There is an increase in the number of parking spaces generally from 48 to 83. This will benefit all users of the car park. Additionally, improved pedestrian access has been included.

There may be issues with the residents that border the car park feeling they are being disturbed by the works, and users in general will experience a loss of car parking spaces during the works period.

- **Actions** (think about how you will promote positive impact and remove/ reduce negative impact)

To keep users and local residents informed of the developments and work with them to reduce the impact of the development on their houses or use of the centre.
Keeping areas of the car park open as long as possible.

5. If you are **not already considering the impact on equality, diversity, cohesion and integration you **will need to carry out an impact assessment.****

Date to scope and plan your impact assessment:

Date to complete your impact assessment

Lead person for your impact assessment
(Include name and job title)

6. Governance, ownership and approval

Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
Mark Allman	Head Service of Sport	21/03/18
Date screening completed		21/03/18

7. Publishing

Though **all** key decisions are required to give due regard to equality the council **only** publishes those related to **Executive Board, Full Council, Key Delegated Decisions or a Significant Operational Decision.**

A copy of this equality screening should be attached as an appendix to the decision making report:

- Governance Services will publish those relating to Executive Board and Full Council.
- The appropriate directorate will publish those relating to Delegated Decisions and Significant Operational Decisions.
- A copy of all other equality screenings that are not to be published should be sent to equalityteam@leeds.gov.uk for record.

Complete the appropriate section below with the date the report and attached screening was sent:

For Executive Board or Full Council – sent to Governance Services	Date sent:
For Delegated Decisions or Significant Operational Decisions – sent to appropriate Directorate	Date sent:21/03/18
All other decisions – sent to equalityteam@leeds.gov.uk	Date sent: