

**Report of the Director of City Development**

**Report to Executive Board**

**Date: 2<sup>nd</sup> November 2011**

**Subject: Design & Cost Report for the development of new changing rooms and associated facilities at Middleton Leisure Centre**

**Capital Scheme Number: 13600 / MCR / 000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Middleton Park	<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 checked="" type="checkbox"/> Yes	<input 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. In February 2011, Executive Board, as part of the 2011/2012 budget report, agreed that the facilities at Middleton Leisure Centre will be 'enhanced by planned capital investment to playing pitch provision and changing room refurbishment'.
2. In September 2011, Executive Board approved the Modernisation of Day Services Programme, of which development of a facility at Middleton Leisure Centre is a part.
3. This report brings together Sharpe Lane Section 106 funding and the Transforming Day Opportunities for Adults with Learning Disabilities Programme, as well as prudential borrowing for the demolition of the swimming pool at Middleton Leisure Centre and associated Property Management works to redevelop the Middleton Leisure Centre to provide a focal point for Middleton, offering new and refurbished changing facilities, an Adult Social Care area, improved heating system, entrance and car parking.

## **RECOMMENDATIONS**

4. Members are recommended:
  - a. To approve the utilisation of £455,300 from the section 106 agreement for Sharpe Lane and authority to spend of £125,000 from the Transforming Day Opportunities for Adults with Learning Disabilities Programme – both of which already have Executive Board approval for injection into the capital schemes, with authority to spend for the section 106 already agreed.
  - b. To approve an injection to the capital programme and authority to spend of £158,000 comprising prudential borrowing of £115,000 and £43,000 from revenue contributions.
  - c. To note that an additional funding bid has been submitted to the Sport England Inspired Facilities fund for a further £145,000 to fund entrance / reception and studio works and additional sports equipment, making a proposed total scheme of £883,300 on the development of changing facilities, an Adult Social care area, improved heating system, car park and the demolition of the disused swimming pool.

### **1.0 PURPOSE OF THIS REPORT**

- 1.1 To bring together funding from the Sharpe Lane 106 scheme, Transforming Day Opportunities for Adults with Learning Disabilities programme, and various revenue contributions, to deliver improvement to the facilities at Middleton Leisure Centre, and which was referred to in the 2011/2012 revenue budget report.
- 1.2 A total project cost of £738,300 will be delivered, which will increase to £883,300, if an additional bid to Sport England is successful in securing funding for entrance, reception and studio work.

### **2.0 BACKGROUND INFORMATION**

- 2.1 In May 2007, Executive Board approved the fully funded injection of £2,661,890 to the 2007/10 Capital Programme and gave authority to spend £2,661,890 in accordance with the Sharpe Lane Section 106 agreement between Leeds City Council and Coftron Limited dated 10th February 2005. This amount included works to provide changing rooms and car parking to serve the Middleton playing fields.
- 2.2 In February 2011, Executive Board agreed as part of the 2011/2012 budget report, that the facilities at Middleton Leisure Centre will be 'enhanced by planned capital investment to playing pitch provision and changing room refurbishment and as part of the proposal to develop Middleton Leisure Centre as a dry side centre the swimming pool would close from September 2011.
- 2.3 In September 2011, Executive Board approved the Transforming Day Opportunities for Adults with Learning Disabilities Programme, of which development of a facility at Middleton Leisure Centre is a part.

- 2.4 Through a partnership between Adult Social Care (Learning Disabilities) and City Development (Parks and Countryside and Sport and Active Recreation) and the local community, a proposal has been developed, and funding has been sourced to provide better sports and community facilities for Middleton through the bringing together of the above schemes.
- 2.5 On 19 August 2011, Finance Performance Group endorsed the business plan for prudential borrowing of £115,000 based on savings funded from the closure and demolition of the swimming pool, and this will be enhanced by contributions of £20,000 from Corporate Property Management revenue and £23,000 from Sport revenue.

### **3.0 Main Issues**

- 3.1 The Middleton Leisure Centre swimming Pool closed on 5 September 2011, with users being relocated to facilities in Morley, Rothwell and John Charles.
- 3.2 The works outlined in this report will require a closure of the leisure centre of up to 5 months. Officers are working with a stakeholder group, made up of Ward Members and the local community to relocate users of the leisure centre during this period, as well as to organise the re-opening of the site.

### **Design Proposals and Full Scheme Description.**

- 3.3 The proposal is to develop Middleton Leisure Centre by:
- d. Improving and expanding the changing room provision to cater for outdoor sports users of the newly developing section 106 project which will enhance the playing pitches, and provide a third generation artificial playing pitch and multi use games area.
  - e. Refurbishing the existing bar to provide a community room that can be used to facilitate use of the centre by people with learning disabilities, as well as to encourage use of the centre for events and community activity.
  - f. Removing the disused swimming pool, improving the site vacated by the pool building and providing alternate youth provision at the site.
  - g. Resurfacing and remarking the car park to allow for a greater number of spaces, including new disabled spaces.
  - h. Subject to a successful Inspired Facilities bid – Refurbishing the entrance and reception area to improve community links, accessibility, energy conservation and security.

### **Programme**

- 3.4 Specification written and tender Out – 25 January 2012
- 3.5 Tender returned – 25 February 2012
- 3.6 Start on site – 9 April 2012

3.7 Handover - 21 September 2012

## **4.0 CORPORATE CONSIDERATIONS**

### **Consultation and Engagement**

- 4.1 Ward Members have been consulted on the proposals and are working with officers to develop a working group of local people and leisure centre / park users to engage the community on the project.
- 4.2 The project follows on from the original consultation on the 'Vision for Council Leisure Centres' that was reported to the Executive Board in December 2008. This included consultation through Area Committee, local meetings, surveys, web feedback, citizen panel, equality group, and youth group. Within this consultation, and specific to Middleton, there was strong support for a facility to be retained in this area.
- 4.3 The Middleton Regeneration Board receives regular updates regarding the progress of the project.
- 4.4 A consultation plan has been developed to ensure that key stakeholders are kept informed as to developments on the project and have a chance to feed back their views.
- 4.5 A Stakeholder group, made up of ward members, local businesses and users has been formed, and will be involved throughout the development to ensure the local community are aware of timescales and issues, as well as being able to discuss community concerns and be able to be involved in the relaunch of the site.

### **Equality and Diversity / Cohesion and Integration**

- 4.6 An Equality, Diversity, Cohesion and Integration Impact Assessment has been carried out for this project and is available on the Council's website.

### **Council Policies and City Priorities**

- 4.7 The project supports the Vision for Leeds 2011 – 2030 by supporting the aim:
  - By 2030, all Leeds' communities will be successful. Our communities will thrive and people will be confident, skilled, enterprising, active and involved.
    - communities are safe and people feel safe;
    - healthy life choices are easier to make;
    - local services, including shops and healthcare, are easy to access and meet people's needs;
    - local cultural and sporting activities are available to all; and
    - there are high quality buildings, places and green spaces, which are clean, looked after, and

4.8 The project supports the City Priority Plan 2011 – 2015 by supporting:

- Best city... for health and wellbeing
  - Make sure that more people make healthy lifestyle choices.
- Best city... for communities
  - Effectively tackle and reduce anti-social behaviour in our communities
  - Increase a sense of belonging that builds cohesive and harmonious communities.

4.9 The project supports the Council Business Plan 2011 to 2015 by:

- Supporting the Council's Values:
  - Working as a team for Leeds
  - Working with communities
  - Treating people fairly
  - Spending money wisely
- Supporting Adult Social Care Directorate Priorities:
  - Improve the range of daytime activities for people with eligible needs
  - Create the environment for effective partnership working
  - Deliver the Health and Wellbeing City Priority Plan,
- Supporting City Development Priorities:
  - Create the environment for effective partnership working
  - Improve the quality of Leeds' parks
  - Develop the council's cultural events and facilities including changes to sport centres and Libraries
  - Maximise income to support the delivery of the budget

## Resources and value for money

4.10 Full scheme estimate

<b>Element</b>	<b>Amount</b>	<b>Notes</b>
building works	£ 575,300.00	Including pool demolition
stage 1 checks / asbestos	£ 16,770.00	
fees	£ 86,230.00	15%
provisional sums/works	£ 60,000.00	

<b>Total</b>	<b>£ 738,300.00</b>	
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#### 4.11 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2011 £000's	FORECAST				
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015 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 2011 £000's	FORECAST				
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	635.3		0	571.8	63.5		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	103.0		36.8	56.2	10.0		
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>738.3</b>	<b>0.0</b>	<b>36.8</b>	<b>628.0</b>	<b>73.5</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2011 £000's	FORECAST				
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015 on £000's
LCC Funding ASC (sch 14997)	125.0	0.0	0.0	125.0	0.0		
Departmental USB	115.0	0.0	0.0	115.0	0.0		
RCCO	43.0	0.0	0.0	43.0	0.0		
Section 106	455.3	0.0	36.8	345.0	73.5		
<b>Total Funding</b>	<b>738.3</b>	<b>0.0</b>	<b>36.8</b>	<b>628.0</b>	<b>73.5</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:** 13600 / 000 / 000  
**Title:** Sharpe lane Section 106

**Number:** 14997 / 000 / 000  
**Title:** Learning Disabilities.

#### Revenue Effects

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

REVENUE EFFECTS	2011/12	2012/13 and SUBSEQUENT YEARS
	£000's	£000'S
EMPLOYEES		
PREMISES COSTS	0.0	-20.0
SUPPLIES & SERVICES		
EXTERNAL INCOME GENERATED		

This £20,000 each year represent the pool NNDR and security savings that will accrue and will be used to fund the Directorates unsupported borrowing.

## Legal Implications, Access to Information and Call In

4.12 This decision will be subject to call in.

## Risk Management

4.13 A risk register has been approved by the Sport for the Future Board.

## 5.0 Recommendations

Members are recommended:

- a. To approve the utilisation of £455,300 from the Sharpe Lane section 106 scheme and authority to spend of £125,000 from the Transforming Day Opportunities for Adults with Learning Disabilities Programme – both of which already have Executive Board approval for injection into the capital schemes, with authority to spend for the section 106 already agreed.
- b. To approve an injection to the capital programme and authority to spend of £158,000 comprising prudential borrowing of £115,000 and £43,000 from revenue contributions.
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## 6.0 Background documents

- 6.1 Equality, Diversity, Cohesion & Integration Impact Assessment
- 6.2 May 2007 Executive Board Report: **Landscape works to Sharp Lane Development, Middleton. Capital Scheme Number 13600**
- 6.3 December 2008 Executive Board Report: **Vision for Council Leisure Centres**
- 6.4 August 2009 Executive Board Report: **Vision for Council Leisure Centres**

- 6.5 February 2011 Executive Board Report: **Revenue Budget and Council Tax 2011/12**
- 6.6 September 2011 Executive Board Report: **Transforming Day Opportunities for Adults with Learning Disabilities**
- 6.7 August 2011 Prudential Borrowing Business Case

**Appendix:** Site Plan and Floor Plan