

**Report of Head of Active Leeds**

**Report to Director of City Development**

**Date: 23<sup>rd</sup> November 2018**

**Subject: Design and Cost Report for Aireborough Leisure Centre Roof Repairs**

**Capital scheme number: 32951 / AIR / 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 type="checkbox"/> Yes	<input checked="" 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. It is proposed to replace the flat roofs at Aireborough Leisure Centre over the changing village and community hub areas as part of the main refurbishment works that are currently on site.
2. The purpose of this report is to seek authority to spend £360k to enable the works to take place.

**Recommendations**

3. The Director of City Development is recommended to give authority to spend £360k on the replacement of the flat roofs over the changing village and community hub at Aireborough Leisure Centre.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek authority to spend £360k to enable replacement of the roofs at Aireborough Leisure Centre as detailed in this report.

## **2 Background information**

- 2.1 Aireborough Leisure Centre is currently undergoing a refurbishment to the changing rooms, and swimming pools, and the development of a new entrance, reception and community hub.
- 2.2 The scope of the refurbishment works are internal to the building and a recent building condition survey reported no issues with the roof therefore no works were planned to the roofs.
- 2.3 As a consequence of more intrusive work during the refurbishment programme it is apparent that it would be beneficial and timely to replace the roof during the course of the existing contract.

## **3 Main issues**

### **3.1 Design proposals and full scheme description.**

- 3.1.1 Accordingly, the proposed works to the roof include full replacement of the roofs over the changing rooms and community hub, as well as replacement and making good the curtain wall structures above and attached to the roof.
  - 3.1.2 The Director of City Development should note that the scope of the refurbishment works requires the installation of mechanical heating and ventilation plant onto the roof and so these works will impact on the critical path for the completion of the wider scheme.
  - 3.1.3 The alternative to this course of action would be to delay the works and to undertake them post the existing contract. This option is not recommended due to the impact that would follow on the continuity and operation of the facility post its reopening. In addition, this option would lead to abortive works completed as part of the scheme currently on-site.
- 3.2 **Programme** – The works are to be carried out as a contract variation within the current refurbishment contract, allowing the planned refurbishment works programme to run alongside the roof works.

## **4 Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 Ward members have been consulted and updated on the refurbishment programme and associated issues at Aireborough Leisure Centre.

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

4.2.1 A screening was carried out for the original refurbishment and would still apply to the roofing works.

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

4.3.1 The Best Council Plan 2015 – 20, 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 priorities:

- Supporting communities and raising aspirations
- Preventing people dying early
- Promoting physical activity
- Supporting healthy aging
- Enhancing the quality of our public realm and green space

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

### **4.4.1 Full scheme estimate**

4.4.1.1 Roof repairs estimate: £338k

4.4.1.2 Drawings: £10k

4.4.1.3 Fees and contingencies: £12K

#### 4.4.2 Capital funding and cash flow.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 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 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	338.0		338.0				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	10.0		10.0				
OTHER COSTS (7)	12.0		12.0				
<b>TOTALS</b>	<b>360.0</b>	<b>0.0</b>	<b>360.0</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 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LCC Earmarked Reserve	360.0		360.0				
Total Funding	360.0	0.0	360.0	0.0	0.0	0.0	0.0
<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 : 32951 / AIR / 000

Title : Aireborough Leisure Centre roof repairs

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

4.5.1 This decision is a key decision and is therefore subject to call in.

#### 4.6 Risk management

4.6.1 Not replacing the roof would prevent the completion of the refurbishment contract and result in the leisure centre not being able to re-open to the public.

4.6.2 The refurbishment works at Aireborough Leisure Centre are currently being carried out, with a target of re-opening the centre in April 2019, assuming replacement of the roofs as detailed in this report.

4.6.3 To procure the roof work under the current refurbishment contract allows the works to be coordinated and therefore reduce time delays on an already elongated refurbishment programme.

## **5 Conclusions**

- 5.1 Aireborough Leisure Centre is a key site within the Active Leeds portfolio. It is currently being refurbished, but will not be able to re-open to the public as planned in April 2019 without the replacement of these roofs.

## **6 Recommendations**

- 6.1 The Director of City Development is recommended to give authority to spend £360k on the replacement of the flat roofs over the changing village and community hub at Aireborough Leisure Centre.

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

- 7.1 None.

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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.