

Report of Head of Active Leeds

Report to Director of City Development

Date: 31st May 2019

Subject: design and cost report for Aireborough Leisure Centre – additional works

Capital scheme number: 32197/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 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 the authority to spend of £235k on additional structural works at Aireborough Leisure Centre.
2. 16th 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. The original scheme has been enhanced with additional pool tiling plant room/window replacement (CPM works), additional mechanical and electrical works.
3. The project is nearing completion, but has had further unplanned delays and necessary structural works need to be carried out to enable to centre to re-open safely to the public, both which incur additional spend.

Recommendations

4. The Director of City Development is recommended to:
 - 4.1. Approve authority to spend of £235k on additional structural works at Aireborough Leisure Centre from scheme 32197/000/000.

4.2. To note that the Head of Active Leeds is responsible for the implementation of these proposals.

1 Purpose of this report

- 1.1 The purpose of this report is to request authority to spend of £235k on additional structural works at Aireborough Leisure Centre from scheme 32197/AIR/000.

2 Background information

- 2.1 In November 2016, Executive Board approved £1.2m to refurbish Aireborough Leisure Centre. This funding will:

- Remove the old male and female changing and replace with a 'village' style changing room that provides changing for families, schools, gender neutral areas as well as a 'changing places' facility
- Re-orientate the current entrance to face the Guiseley centre, providing a visible entrance that is light and airy to encourage local people to use the facilities, including a new café, library and reception

- 2.2 Following this, funding was approved to retile the pool area and this was included in the project. Corporate Property Management had a number of works to maintain the building and these were incorporated into the refurbishment contract. These included replacing the pool windows and plant room works

- 2.3 The contract was let in April 2017 to William Birch, with them moving onto the site in September 2017.

3 Main issues

- 3.1 A number of unforeseen issues have arisen over the contract, with associated programme delays and costs. The main areas of concern have been:

Asbestos – initial surveys had identified asbestos in various areas of the building and this was removed before the main contract commenced. However, as demolition work commenced, previously sealed areas of the building were exposed, and further asbestos was identified, which needed to be removed in accordance with Health and Safety regulations.

Roofs – leaks were identified from flat roofs over two areas. Initially the proposal was to fix the leaks, which was allowed for in the programme. However, once the structure of the roof was examined, the roof was declared unsafe to work on as there was substantial pooling of water within the fabric which had rotted areas of the roof. These roofs have been replaced.

A substantial crack to the concrete slab to the first floor, over the changing facilities was identified which required additional structural supports to be engineered to solve the problem.

- 3.2 Funding has been sourced to cover the roof and asbestos cost, but the concrete slab issue that affected the structure of a significant area of the building requires further funding.

3.3 In light of the issues, the service has identified £235k from Sport Maintenance to cover some of the additional costs.

4 Corporate considerations

4.1 Consultation and engagement

4.1.1 The Executive Member for Environment and Active Lifestyles has been consulted on the content of this report.

4.1.2 Colleagues in finance have been consulted as to the budget allocation.

4.2 Equality and diversity / cohesion and integration

4.2.1 A full screening was carried out for the refurbishment, the main findings being:

- The facilities need to reflect the needs of the users;
- Current facilities have access issues such as 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

4.2.2 A screening document has been prepared for these works and an independent impact assessment is not required for the approvals requested.

4.3 Council policies and the best council plan

4.3.1 The Best Council Plan update of 2018/20 sets Council outcomes, including:

4.3.2 Enjoy happy, healthy, active lives – reflected in the city KPI's of: 'Percentage/proportion of children maintaining a healthy weight at age 11' and 'Percentage of physically active adults 'Enjoy greater access to green spaces, leisure and the arts. The priorities relevant to the delivery of this project are: 'Reducing health inequalities and improving the health of the poorest the fastest', 'Supporting healthy, physically active lifestyles' and 'Promoting opportunities for older people to be healthy, active, included and respected'

4.3.3 The project also supports the KPI: 'Level of CO2 emissions from council buildings and operations' by utilising more energy efficient technology.

4.3.4 The Best Council Plan 2015 – 20, updated for 2019/20 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.

4.3.5 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.

4.4 Resources and value for money

4.4.1 Full scheme estimate

4.4.2 The estimate for the additional funding required is £235k. This amount currently sits under scheme number 32197/000/000.

4.4.3 Capital funding and cash flow.

Funding Approval :	Capital Section Reference Number :-		32039/AIR/000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH 2017	FORECAST				
	£000's	£000's	2017/18	2018/19	2019/20	2020/21	2021 on
			£000's	£000's	£000's	£000's	£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
Authority to Spend required for this Approval	TOTAL	TO MARCH 2017	FORECAST				
	£000's	£000's	2017/18	2018/19	2019/20	2020/21	2021 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	235.0			235.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	235.0	0.0	0.0	235.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH 2017	FORECAST				
	£000's	£000's	2017/18	2018/19	2019/20	2020/21	2021 on
			£000's	£000's	£000's	£000's	£000's
LCC Supported Borrowing	235.0			235.0	0.0		
	0.0						
	0.0						
Total Funding	235.0	0.0	0.0	235.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent scheme number : 32197/000/000
Title : Sport Maintenance

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

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

The Director of City Development is recommended to:

6.1 Approve authority to spend of £235k on additional structural works at Aireborough Leisure Centre from scheme 32197/000/000.

6.2 To note that the Head of Active Leeds is responsible for the implementation of these proposals.

7 Background documents¹

7.1 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.