

**Report of Head of Democratic Services**

**Report to Scrutiny Board (Adults, Health & Active Lifestyles)**

**Date: 24<sup>th</sup> November 2020**

**Subject: Aireborough Leisure Centre Renovation Project – Scrutiny Working Group Summary**

Are specific electoral wards affected? If yes, name(s) of ward(s): Guiseley and Rawdon	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has consultation been carried out?	<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
Will the decision be open 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**

**1. Purpose of this report**

1.1. This report presents a summary of the key issues arising from the evidence presented at a working group meeting of the Adults, Health and Active Lifestyles Scrutiny Board in relation to the Aireborough Leisure Centre renovation project.

**2. Background information**

2.1. Aireborough Leisure Centre remains a major facility within the Leeds City Council portfolio, both for meeting the council's own specification of having a centre based in a town or district centre and as identified through the Sport England Facility Planning Model (FPM) for swimming pools run in 2009 and again in 2014 to take into account housing developments up to 2024.

2.2. A bid was made to the Sport England Improvement fund to secure £500k of funding to improve the changing rooms and reception at Aireborough Leisure Centre in April 2016. In June 2016, Active Leeds were advised that the funding bid was successful and work commenced with Sport England, Asset management, Corporate Property Maintenance (CPM) and NPS to develop a scheme for the site. The meetings

commenced in May 2016 to scope the works, with the communities' team joining in June 2016 and procurement in August 2016.

2.3. The Sport England funding bid was to improve the changing areas and reception. Following the communities' team joining the project in June 2016, the scope of the project subsequently grew to take the opportunity to integrate services and provide an enhanced community offer. This led to the inclusion of a library (community hub) and cafe.

2.4. In November 2016, Executive Board approved the project as:

The proposed works for the refurbishment to include:

- Swimming changing rooms - enhance access and include cubicles and improved shower / toilet facilities within a 'village' style change area
- Pool hall – retiling the pool deck and improving the walled areas
- Reception – making it modern and welcoming
- Exterior – reorienting the entrance to link to the car park and improving the
- Façade of the building.
- Relocating the Library into the Leisure Centre to create a Community Hub with a new Café facility. The Café outlet is managed by the LCC Catering section.

2.5. While further essential maintenance works were also added, taking advantage of the pool area being closed to the public, the scope of works did not change following publication of the tender and the contract award.

### **3. Main issues**

3.1. During its meeting on 26 November 2019, the Adults, Health and Active Lifestyles Scrutiny Board considered a request for scrutiny by the Guiseley and Rawdon Ward Members (Councillor Graham Latty, Councillor Pat Latty and Councillor Paul Wadsworth) relating to the renovation of Aireborough Leisure Centre. The issues and concerns highlighted to the Scrutiny Board included:

- The overall delay in the completion of the renovation.
- Associated procurement and project management arrangements.
- Community access to sport and leisure facilities during the (extended) renovation works.
- Additional costs of the project.

3.2. In agreeing to take forward this request, arrangements were being made for the Scrutiny Board to hold a meeting in the locality near the Leisure Centre during April/May 2020 to consider the key issues and lessons arising from the Aireborough Leisure Centre renovation project. However, such arrangements were disrupted by the Covid-19 pandemic emergency.

3.3. As meetings of the Adults, Health and Active Lifestyles Scrutiny Board began to formally resume in June 2020, albeit remotely, the Board agreed to complete this outstanding piece of work via a remote working group meeting, with an invitation extended to all Board Members. This meeting was arranged for Tuesday 3<sup>rd</sup> November 2020.

3.4 It was agreed that a summary of the key issues arising from the evidence presented at this working group meeting would be brought to the Board's November meeting for formal consideration.

3.5 A summary note of the working group meeting will therefore be made available in readiness for today's meeting.

#### **4. Corporate considerations**

##### **4.1. Consultation and engagement**

4.1.1. Having previously agreed to invite representation from the Strategy and Resources Scrutiny Board to provide input around procurement and project management issues, an invitation to the working group meeting was extended to the Chair of the Strategy and Resources Scrutiny Board. Invitations were also extended to the Guiseley and Rawdon Ward Members as the originators of the scrutiny request.

4.1.2. The following individuals were also present at the working group meeting to help address questions and contribute to the discussion:

- Councillor Mohammed Rafique, Executive Member for Environment and Active Lifestyles
- Councillor James Lewis, Executive Member for Resources
- Martin Farrington, Director of City Development
- Steven Baker, Business Manager, City Development
- Martin Gresswell, Senior Project Manager, City Development
- Chris Coulson, Executive Manager Asset Management, City Development
- Helen Evans, Service Improvement Manager, City Development

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

4.2.1. A full screening was carried out at the time of the renovation project, with 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 customers 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. An Equality, Diversity, Cohesion and Integration Screening was also carried out for the Community Hubs. The key points of the screening illustrated the positive impact the community hub developments have on resolution at first point of contact, accessibility, welfare benefits & poverty, social exclusion, reading and lifelong learning, tailoring services to local communities.

### **4.3. Council policies and the Best Council Plan**

4.3.1. The development of new facilities at Aireborough Leisure Centre contributes to the following areas of the Best Council Plan:

- Health & Wellbeing – Supporting healthy, physically active lifestyles.
- Culture - Growing the cultural and creative sector and ensuring that culture can be created and experienced by anyone.
- These contribute to the outcome of - Enjoy happy, healthy, active lives

#### Climate Emergency

4.3.2. In completion of the works, the facility now includes improved insulation, double glazed windows, electric vehicle points in the car park as well as having more than one LCC service operating from one facility – sport, café, library and Aspire.

### **4.4. Resources, procurement and value for money**

4.4.1 As part of the working group meeting, particular consideration was given to the initial assessment and procurement stages of the renovation project; the project management issues; and the budget oversight.

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

4.5.1. This report has no specific legal implications.

### **4.6. Risk management**

4.6.1. Risks linked to the Aireborough Leisure Centre renovation project were managed through the Sport Capital Project Board and considered as part of the working group's discussion on 3<sup>rd</sup> November 2020.

## **5. Conclusions**

5.1 Having agreed last year to take forward a request for scrutiny relating to the renovation of Aireborough Leisure Centre, the Adults, Health and Active Lifestyles Scrutiny Board held a remote working group meeting on 3<sup>rd</sup> November 2020 to complete this outstanding piece of work.

5.2 It was agreed that a summary of the key issues arising from the evidence presented at this working group meeting would be brought to the Board's November meeting for formal consideration. A summary note of the working group meeting will therefore be made available to Members in readiness for today's meeting.

## **6. Recommendations**

6.1 The Scrutiny Board is asked to consider the summary of key issues arising from the evidence presented at the working group meeting on 3<sup>rd</sup> November 2020 and consider what, if any, further Scrutiny work it wishes to undertake on this matter.

## **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 to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.