

Report To:	CABINET	DATE:	20 SEPTEMBER 2021
Heading:	LEISURE TRANSFORMATION PROGRAMME – HUCKNALL LEISURE CENTRE COSTINGS		
Portfolio Holder:	CLLR RACHEL MADDEN, PORTFOLIO HOLDER FOR LEISURE, HEALTH AND WELLBEING		
Ward/s:	ALL HUCKNALL WARDS		
Key Decision:	YES		
Subject to Call-In:	YES		

Purpose of Report

To update the Cabinet on the design development of the Hucknall Swimming Pool extension which forms part of the overall £22.5m investment in leisure services across the District.

To seek approval from Cabinet to commence procurement of the Capital Works elements of the project based upon the RIBA 3 Design and latest Cost Estimates.

To obtain delegated authority for the Chief Executive Officer in conjunction with the Corporate Finance Manager to conclude the procurement exercise and appoint the successful contractor subject to the award being within the Capital Programme approved budget.

Recommendation(s)

- 1. Cabinet is recommended to note the design development completed to date regarding the second swimming pool facility at Hucknall Leisure Centre.**
- 2. Cabinet is recommended to approve the commencement of the procurement stage of the project via an open tender procedure supported by Nottingham City Council Procurement Unit.**
- 3. Cabinet is recommended to approve the delegation to award the capital works build contract to the Chief Executive Officer in conjunction with the Corporate Finance Manager, subject to the project remaining within the Capital Programme approved budget.**
- 4. Cabinet is recommended to approve Everyone Active complete the Wet Leisure Village transformation at Hucknall Leisure Centre as part of the overall development.**

Reasons for Recommendation(s)

Cabinet will recall that the development of a second swimming pool facility at Hucknall Leisure Centre is a key deliverable of the Leisure Transformation Programme which the Council is delivering.

The Council is progressing with the design development of the second swimming pool facility at Hucknall and has been working with Everyone Active as the leisure services provider throughout.

Design Development has now achieved RIBA 3 Stage which has enabled the Council to submit a Planning Application for the works. Along with the addition of the second swimming pool facility the development will also see the transformation of the wet change facilities at Hucknall into a modern 'Village' style solution along with the installation of electric vehicle charging points and energy efficient solar panels on the roof of the new pool.

Alternative Options Considered

Do not develop a second swimming pool facility at Hucknall (Not Recommended)

Swimming lessons, involvement and general wellbeing has become a more pressing issue following the COVID-19 pandemic. Swimming activities at Hucknall Leisure Centre are already near to pre-pandemic levels with little current opportunity to increase engagement and use of the centre without this further development.

The second swimming pool facility at Hucknall Leisure Centre was a stated Council requirement at the tender stage for the Leisure Operating Contract. The commercial returns for the operator would be impacted should this development not be completed, this in turn will have revenue implications for the Council as the Leisure Operating Contractor will have the ability to reforecast the Management Fee through to 2031.

Do not approve progress through to the procurement stage (Not Recommended)

The Council has been working diligently with its Design Team and the Leisure Operator to ensure the second swimming pool is developed in line with the current programme. Planned opening of the pool in November 2022 is predicated on the procurement process being concluded before the end of the 2021 calendar year.

In not progressing with the procurement the Council would delay the project through to 2023 before the facility may be ready to open.

Do not approve the Delegation to enter into contract (Not Recommended)

Cabinet could decide not to grant the delegation and require a further report requesting approval to enter into contract with a successful tenderer. This process will likely lead to delays in the conclusion of the procurement process, therefore delaying commencement on site of the works. If the works do not commence in January 2022 they will not complete in November 2022.

Detailed Information

The Council has procured the services of Faithful & Gould as lead consultant who are also leading the Kirkby Leisure Centre development. This appointment was made through a framework agreement.

Following completion of the RIBA 3 Design Stage, the Council is ready to submit the project to tender. Noting the value of the works, the Council intends placing a tender advert in line with its

procedures locally and nationally through HM Government's 'Find a Tender' service. The project is intended to achieve Start on Site in January 2022 with completion planned for November 2022.

To achieve the programme, Cabinet is requested to grant delegated authority to the Chief Executive Officer in conjunction with the Corporate Finance Manager for the award of the main works contract subject to the project remaining within its Capital Works programme. An updated Cabinet Report would be issued shortly after confirming the outcome of the tender procedure.

The Wet Change 'Village' that is planned as part of the overall project has been discussed at length with the current leisure operator, Everyone Active. As part of the overall cost parameter, Everyone Active have submitted a proposal for them to complete the Wet Change Village modernisation in late 2021. As such they have proposed a fixed cost risk to the Council. Everyone Active's proposal is within the financial parameters of the project and removes an element of risk to the Council regarding future price fluctuations. Cabinet is recommended to approve this work being completed by Everyone Active.

Implications

Corporate Plan:

The investment in the Leisure Transformation Programme is a key deliverable of the Corporate Plan. The development of the second swimming pool facility at Hucknall forms part of that programme.

Legal: [RLD 02/09/2021]

Legal support will be requested throughout the procurement process and then in the formation and signing of associated contracts for the works.

Finance:

Budget Area	Implication
General Fund – Revenue Budget	The additional borrowing costs will be built in to the MTFS, the additional cost will be met from the additional positive contribution the Leisure Operating Contract has been able to secure. This positive contribution has been partly due to the additional pool at Hucknall. If the scheme does not progress this would most likely impact on long term revenue income projections.
General Fund – Capital Programme	The capital programme allocation for Hucknall will be increased by £550k to reflect the RIBA 3 Design Stage costings. This will be funded by borrowing.
Housing Revenue Account – Revenue Budget	N/A
Housing Revenue Account – Capital Programme	N/A

Risk:

Risk	Mitigation
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Construction Cost	Faithful & Gould have issued their latest cost estimates which includes levels of Design Development and Contingency allowances which are designed to absorb any increases in construction cost.
Programme Delays	Council officers and the Design Team have worked diligently to the programme set and subject to approvals the programme remains on target to achieve commencement on site in January 2022 and completion in November 2022.

Human Resources:

The Council has adequate resource to oversee this project.

Environmental/Sustainability

As part of the Design Development the Council has developed a key strategy to look at reducing the energy consumption of the new pool facility and subsidise the remainder with renewable energy. The design also includes for the provision of electrical vehicle charging points and an increase in the number of cycle hoops.

Equalities:

The design has been developed in line with current Building Regulations including Part M.

Other Implications:

None

Reason(s) for Urgency

N/A

Reason(s) for Exemption

N/A

Background Papers

As part of the Leisure Transformation Programme, Cabinet will recall previous Leisure Transformation Programme reports which identified the successful tender for the Kirkby Leisure Centre and additionally the successful procurement of the new Leisure Operating Contractor.

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