

Report Title:	<b>Braywick Leisure Centre</b>
Contains Confidential or Exempt Information?	Yes – Appendix 1 - <b>Part II - Not for publication by virtue of paragraph 3 of Part 1 of Schedule 12 A of the Local Government Act 1972</b>
Member reporting:	Cllr S. Rayner, Lead Member for Culture and Communities including Resident and Business services
Meeting and Date:	Council - 26 September 2017
Responsible Officer(s):	Andy Jeffs, Executive Director
Wards affected:	All Maidenhead Wards

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## REPORT SUMMARY

1. Following the report to Cabinet Regeneration Sub Committee (CRSC) on 5 September 2017, this report recommends to Council approval for the capital budget of £30,881,000 to re-provide the Magnet Leisure Centre at Braywick Park to be added to the approved capital programme.
2. The new leisure centre is a significant borough investment which will attract over 1 million visitors a year, and will provide a community based venue for the next 40 years.

## 1 DETAILS OF RECOMMENDATION(S)

**RECOMMENDATION:** That Council notes the report and:

- i) **Approves a capital budget of £30,881,000 for the re-provision of the Magnet Leisure Centre at Braywick Park based on the cost plan, Appendix 1 (Part II).**

## 2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 In September the CRSC approved a report which confirmed the previous recommendations from the June 2016 CRSC have been delivered through a project board chaired by the Executive Director for Place. This includes the appointment of the design team of Burke Rickhards Architects, Hoare Lea (Mechanical and Engineering), PEP (Structural Engineers), Clarkson Alliance (Development Manager and Cost Manager).
- 2.1 An updated core facility schedule was presented to CRSC in September to reflect the design development made to reach this approved RIBA Stage 2. This was agreed and approved by CRSC as part of making the recommendation to full Council to approve the budget.
- 2.2 The new Braywick Leisure Centre (BLC) will support the council's strategic aim in supporting residents to live healthy lives through increasing their access to recreational facilities. The centre will be of significant size and flexibility to meet resident requirements now and for the foreseeable future.

## 2.3 The Centre will include:

- The creation of a community and sports hub offering integrated indoor and outdoor sporting facilities in parkland setting, with associated car parking and ancillary facilities.
- A building integrated within its parkland setting, providing permeability for pedestrians and cyclists to access the park and the leisure centre.
- Transport links via bus, cycle and foot through the creation of bus stop, cycle links to the Green Way and footpaths through the park.
- A centre that will be attractive as a sporting and cultural venue for a wider range of ages and abilities and teams with enhanced disabled access facilities.
- A 10 lane competition pool offering more pool time to both clubs and public.
- 50 additional workout stations in the gym offering a wider range and availability.
- A specialist area for additional programmes for cardiac, stroke and cancer rehabilitation via the Steps to Health programme.
- A wider range of shallow water activities to introduce more children and families to swimming as a means to improve their health.
- Enhanced socialising areas in the 'central street', Café and parkland setting to increase length of stay to provide a high quality meeting place that will be a venue in its own right.
- A wider range of purpose built studios to improve the yoga, pilates, aerobics and spinning offer.
- Larger sports hall to facilitate wheelchair basketball.
- Flexible events theatrical space for 650 spectators continuing the current Pearce Suite provision, this complements the existing provision in the town centre which can only accommodate audiences up to 250.

**Table 1: Options**

<b>Option</b>	<b>Comments</b>
Approve the Capital budget of £30,881,000 to build Braywick Leisure Centre. <b>The recommended option</b>	This will enable the project to proceed in the anticipated timescales opening new Braywick Leisure Centre (BLC) during the winter of 2019.
Reject the request for the Capital budget to build Braywick Leisure Centre <b>Not the recommended option</b>	This decision will delay the progress to completion of a new leisure centre by winter 2019 and the vacation of the old Magnet site.

## 3 KEY IMPLICATIONS

- 3.1 The project seeks, dependent on planning permission and capital investment, to provide a high quality leisure centre at Braywick Park for residents by winter 2019. This will increase the opportunity for residents to take part in physical and cultural activities which will increase usage in the centre and promote healthier lifestyles to our residents and others.

- 3.2 The provision of a leisure centre at Braywick Park allows the development of the old Magnet Leisure Centre site (Saint Cloud Opportunity Area) from 2020, subject to full planning permission. This will provide a capital receipt estimated at £38,000,000, based on building circa 600 homes, 30% affordable.

**Table 2: Timescales for outcomes**

<b>Outcome</b>	<b>Unmet</b>	<b>Met</b>	<b>Exceeded</b>	<b>Significantly Exceeded</b>	<b>Date of delivery</b>
BLC fully opens to the public	After 31 December 2019	31 December 2019	30 November 2019	31 October 2019	31 December 2019
Magnet Leisure Centre site closed to the public	After 31 December 2019	31 December 2019	30 November 2019	31 October 2019	31 December 2019
Annual usage rate of one million	31 January 2021	31 December 2020	30 November 2020	31 October 2020	31 December 2020

#### **4 FINANCIAL DETAILS / VALUE FOR MONEY**

- 4.1 The Cabinet Regeneration Sub Committee report in 13 June 2016 included a cost estimate of £28,950,000 (based on expected Q4 2017 costs). This figure derives from estimated capital receipt for development of the Saint Clouds core site, as part of the wider Maidenhead Regeneration programme. Subsequent development opportunities on the site have increased this to an estimated £38,000,000.
- 4.2 The projected cost of £32,881,000 for the provision of BLC has been compiled by registered RICS Cost & Project Management professionals at Clarkson Alliance. It is based upon a number of cost indicators including current Sport England formulae and Clarkson Alliance's work on 100 similar leisure centre projects and the calculations derived from a benchmark rate of £2,361/m<sup>2</sup> for projects in the South East. A prudent 10% contingency cost is included plus 1% inflation on current building costs because works not expected to commence in six months time. Collaborative but stringent cost management procedures throughout the RIBA stages can reasonably be anticipated to result in a robust project total within the parameters and scope set out in the Stage 2 Cost Plan, see Appendix 1 (Part II).
- 4.3 The difference between the total project cost of £32,881,000 and the budget requested in the paper is covered by a £2,000,000 capital budget for project preliminaries approved in February 2017 at Full Council.

**Table 3: Financial impact of report's recommendations**

<b>CAPITAL</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/2021</b>
Addition	£2,500,000	£15,751,000	£14,200,000	£430,000
Reduction	£0	£0	£0	£0
Net impact	£2,500,000	£15,751,000	£14,200,000	£430,000

## **5 LEGAL IMPLICATIONS**

- 5.1 The land at Braywick Park is currently used for a golf driving range business and the area allocated for the BLC has been leased to a private operator for over 20 years. The current operator will continue his business with a smaller operation on site with a 9-hole adventure golf course (already in operation) and a virtual driving range to be installed in the existing building. The leaseholder will vacate the driving range part of the site in November 2017 when the lease ends. Property Services have assisted in the negotiations of this change.
- 5.2 Procurement of the building contractor to construct the building will be undertaken using the council procurement team. The construction procurement route being considered is via an existing framework to give value for money that could have the additional potential to enable an earlier start date to the building phase of the project.

## **6 RISK MANAGEMENT**

- 6.1 The site has had initial surveys for the trees, ecological and archaeological implications. There is the potential, due to prior use of the site as a civic waste site, that there may be pockets of gas or voids which will not be identified until later in the build programme, and could increase build costs. These risks will be mitigated and managed as appropriate on an ongoing basis.
- 6.2 An initial risk management meeting has been conducted with risk workshops a requirement of the NEC contract under which the project is let. Further review meetings will be held regularly ensuring risks are closely managed and mitigated through design and management, as well as the project's contingency and the risk register on which it is based.
- 6.3 The CRSC considered the high risk elements of the project along with their controls. These are detailed in the CRSC report.

## **7 POTENTIAL IMPACTS**

- 7.1 Work will be carried out throughout the project with the current concession contract holder, Legacy Leisure who currently operate the Magnet Leisure Centre. The contract to operate the new BLC will be subject to a separate contractual process once the scheme is approved and the development moves forward to future RIBA stages. The new centre is within one mile of the existing Magnet and will have improved access and transport links compared to the current site.

## **8 CONSULTATION**

- 8.1 A wide range of consultations have been undertaken:
- Sport Leisure Culture undertook consultations in December 2015 in preparation for the June 2016 CRSC report.
  - Presentation to Partnership for the Regeneration of Maidenhead (PRoM) in August 2016 by G.L.Hearn.

- Presentation to Elected Members in October 2016 by Cllr Mrs S. Rayner.
- Consultation took place in the local press with a front page article 'Have your say' on 27 October 2016 inviting feedback to the new email address [braywickleisurecentre@rbwm.gov.uk](mailto:braywickleisurecentre@rbwm.gov.uk)
- From July 2017 banners have been placed in the Friends of Maidenhead exhibition, Magnet Leisure Centre and the Nicholson's Centre, inviting further feedback from residents to the email address or via comment form.
- Pre-planning advice has been sought from the council's planning department and used to support this RIBA Stage 2 plan. A planning consultant, Fuller Long has been appointed as part of the Design Team.

#### 8.2 Formal consultations with users of the site include:

- Sport England
- Windsor Swimming Club
- Maidenhead Swimming Club
- Maidenhead and District Netball League
- The SMILE Club
- SportsAble
- Legacy Leisure
- Magnet Squash League
- Maidenhead Synagogue
- Maidenhead and District Symphony Orchestra
- Maidenhead Rugby Club
- Braywick Heath Nurseries
- Maidenhead Golf Driving Range
- Pixies Day Nursery (currently based at the Magnet Leisure Centre)
- The council's Access Forum (Chair and Vice Chair)

#### 8.3 If this paper is approved further discussion will take place with local residents through:

- Individually contacted by letter updating them on plans and inviting them to a public exhibition event.
- A public presentation event with stakeholders, local residents and Magnet Leisure Centre users is taking place between 14 and 23 September 2017 showcasing the revised accommodation schedule and approved concept designs.
- Information leaflets distributed to users of the Magnet Leisure Centre.
- Press conference was held on 6 September 2017.

#### 8.4 Camargue, a London based communications consultancy have been appointed to deliver the communication strategy working with the council's communication team.

## 9 TIMETABLE FOR IMPLEMENTATION

**Table 4: Implementation timetable**

Date	Details
October 2017	Planning application submitted
December 2017	Procurement of contractor commences
April 2018	Build starts on Braywick Leisure Centre site – subject to planning approval
October 2018	200 additional car park spaces open

Date	Details
March 2019	Topping out of completed external framework
September 2019	Internal fit out commences
November 2019	Operational training and fit out
December 2019	New centre opens

9.1 Implementation date if not called in: Immediately

## 10 APPENDICES

10.1 This report is supported by one appendix

- Appendix 1 – Cost Plan - Part II

## 11 BACKGROUND DOCUMENTS

11.1 This report is subsequent to a CRSC on 5 September 2017.

## 12 CONSULTATION

Name of consultee	Post held	Date sent	Commented & returned
Cllr Mrs S. Rayner	Lead Member for Culture and Communities including Resident and Business Services	18/9/2017	18/9/17
Alison Alexander	Managing Director	18/9/2017	18/9/2017
Andy Jeffs	Executive Director	18/9/2017	18/9/2017
Rob Stubbs	Section 151 Officer	18/9/2017	18/9/17
Mary Kilner	Head of Law and Governance	18/9/2017	18/9/17
Mark Lampard	Finance Partner	24/08/17	30/08/17

## REPORT HISTORY

<b>Decision type:</b> Key decision	<b>Urgency item?</b> No
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