

COUNCIL

THURSDAY, 19TH JULY, 2018

At 7.30 pm

in the

COUNCIL CHAMBER - TOWN HALL, MAIDENEHAD

SUPPLEMENTARY AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
	<p>i. Additional budget for Braywick Leisure Centre</p> <p>To consider the above urgent report</p> <p>In accordance with Part 2 C6.2 of the Constitution the Mayor agreed to add the urgent item to consider approval of an immediate resource investment to progress the necessary works within the timetable.</p>	<p>3 - 10</p>

This page is intentionally left blank

Report Title:	Additional budget for Braywick Leisure Centre
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor S. Rayner, Lead Member for Culture and Communities, including Resident and Business Services.
Meeting and Date:	Council - 19 July 2018
Responsible Officer(s):	Andy Jeffs, Executive Director
Wards affected:	Oldfield

REPORT SUMMARY

- 1 This reports seeks approval for an additional capital allocation of £2,630,000 to cover the removal of 5,650m³ waste material found during the secondary groundwork investigations and the cost of archaeological work.
- 2 Construction work cannot commence before the waste removal is complete so an urgent decision to increase the budget is required to negate impact on the delivery of the work schedule.

1 DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Council notes the report and:

- i) **Approves additional capital allocation of £2,630,000 to the Braywick Leisure Centre budget to fund the removal of waste material and archaeological investigations.**

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

- 2.1 Slit inspection trenches dug to rear of the footprint of the new leisure centre, have identified the presence of white asbestos, so there is a need to urgently remove the waste material to a certified site prior to construction work commencing.
- 2.2 Initial ground investigations on the proposed Braywick Leisure Centre site, prior to design, did not highlight white asbestos as an issue. 60 trial pits / trenches were undertaken at the initial investigation stage across the whole site, see Appendix A.
- 2.3 The earlier archaeological finds at the site have also contributed to a delay in the award of the contract to Wates for the build of the centre. The report for the award of the construction contract will now be added to the forward plan and taken to Cabinet on 27 September 2018.

Table 1: Options arising from this report

Option	Comments
Approve the additional capital for the costs incurred for the removal and disposal of asbestos and the archaeological investigation finds.	The project can continue in its delivery of new high quality leisure centre for residents by Easter 2020.
Recommended option	
Do not approve the additional budget for the costs incurred. Not the recommended option	A reduction in the facilities and their quality would need to be considered to fund the costs incurred and considerable delay in project delivery would be incurred delaying the availability of the new facility well beyond Easter 2020.

3 KEY IMPLICATIONS

- 3.1 Braywick Leisure Centre is scheduled to open in Easter 2020. The programme cannot progress until budgetary decisions are made on the funding for additional costs for the unexpected asbestos waste discovered on site and archaeology finds.

Table 2: Key implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Budget approved	03/08/18	19/07/18	N/A	N/A	19/07/18

4 FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Contingencies for the project are insufficient to cover the cost of asbestos disposal / archaeology.
- 4.2 There is a requirement for an additional £2,630,000 to the approved budget of £32,881,000 for the provision of Braywick Leisure Centre. This additional finance will be allocated as;
- Removal and disposal of 5,650m³ of asbestos and hazardous landfill to approved waste disposal area £1,900,000
 - On site cleaning and specialist staff facilities £150,000
 - Fees /prelims £50,000
 - Additional archaeological fees £60,000
 - Additional earth works to facilitate archaeology £110,000
 - Increase in costs due to three months' delay in contract award £360,000
- 4.3 Borrowing is only undertaken when necessary and not on the date of approval of a scheme by the Council or Cabinet, but as the funding is required. Borrowing is generally taken over the economic useful life of the asset, for instance borrowing for buildings would be applied over 50 years. The council will use available balances and capital receipts before undertaking borrowing to reduce any unnecessary revenue costs. If it is necessary to borrow to support the

achievement of this proposal then the estimated revenue implication of this would be approximately £105,000 annually over the life of the loan.

Table 3: Financial Impact of report's recommendations

REVENUE	2018/19	2019/20	2020/21
Addition	£61,250	£43,750	£0
Reduction	£0	£0	£0
Net impact	£61,250	£43,750	£0

CAPITAL	2018/19	2019/20	2020/21
Addition	£2,630,000	£0	£0
Reduction	£0	£0	£0
Net impact	£0	£0	£0

- 4.4 The cash flow for the project will be re-profiled to take into account the three month delay.

5 LEGAL IMPLICATIONS

- 5.1 The council has a legal obligation to remove and dispose of the asbestos waste. Disposal will be undertaken by an approved contractor to an approved disposal site.

6 RISK MANAGEMENT

- 6.1 A risk register is managed for the project and a schedule of risk management meetings have been undertaken with the design and construction team. Risks associated with this element of the project are;
- The site was a known household refuse disposal tip. With limited documentation available this element was identified within the risk register.
 - To mitigate the risk the design intended to minimise the built footprint over the known landfill area.
 - Extensive preliminary trial pits and trench testing was undertaken and confirmed the extent of landfill and nature of refuse. However these tests did not highlight the quantity of hazardous waste (i.e. not household refuse) found once the ground was fully excavated.

Table 4: Impact of risk and mitigation

Risks	Uncontrolled Risk	Controls	Controlled Risk
Budgetary implications if project delivery is delayed	MEDIUM	Close management of and potential changes to the build programme following the decision not to award contract.	LOW
	MEDIUM	Negotiations with the centre operator.	LOW
Reputational implications if the	MEDIUM	Communication with the contractors, leisure centre	LOW

Risks	Uncontrolled Risk	Controls	Controlled Risk
project is delayed		operator and residents to maintain trust and confidence in the project.	

7 POTENTIAL IMPACTS

- 7.1 The impact of not approving the budget is a significant delay of the project.
- 7.2 There is additionally an impact on the design and facilities agreed if a decision is made that the costs should be met within the current budget for the project. This would require a review of the facilities and design to look for options to reduce the build, this would also incur a delay in the programme and a further planning application would be required.

8 CONSULTATION

- 8.1 Communication with residents and other interested parties has continued and is being maintained through social media and press releases as the project progresses.

9 TIMETABLE FOR IMPLEMENTATION

- 9.1 Implementation date if not called in: Immediately. The full implementations stages are set out in table 5.

Table 5: Implementation timetable

Date	Details
19 July 2018	Additional budget approved
27 September 2018	Cabinet decision to award contract to contractor
October 2018	Contractor is mobilised
Easter 2020	Building open to the public

10 APPENDICES

- 10.1 This report is supported by one appendix:
- Appendix A – Archaeological finds and initial site investigation finds.

11 BACKGROUND DOCUMENTS

- 11.1 This report is supported by three background documents:
- St. Clouds Opportunity Area – Leisure Centre Asset Strategy report to Cabinet Regeneration Sub Committee on 13 June 2016.
 - Braywick Leisure Centre report to Council on 26 September 2017.
 - Planning Panel report on 14 February 2018.

12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr S. Rayner	Lead Member for Culture & Communities including Resident Services	17/07/18	17/07/18
Alison Alexander	Managing Director	17/07/18	17/07/18
Rob Stubbs	Section 151 Officer	17/07/18	17/07/18
Elaine Browne	Head of Law and Governance	17/07/18	17/07/18
Nikki Craig	Head of HR and Corporate Projects	17/07/18	17/07/18
Louisa Dean	Communications and Marketing Manager	17/07/18	17/07/18
Russell O'Keefe	Executive Director	17/07/18	
Andy Jeffs	Executive Director	17/07/18	17/07/18
Kevin McDaniel	Director of Children's Services	17/07/18	17/07/18
Hilary Hall	Deputy Director Strategy and Commissioning	17/07/18	17/07/18

REPORT HISTORY

Decision type: Key decision	Urgency item? Yes – The Mayor agreed to add the urgent item to consider approval of an immediate resource investment to progress the necessary works within the timetable
Report Author: Kevin Mist, Communities Project Lead, 01628 796443	

Appendix A – Archaeological Finds

Saxon

During the initial site investigations fragments of Saxon pottery and 2 Grub Huts (or Pit Houses) were found. It is thought that the huts were close to a tributary of the Thames long since dried up which would have provided them with water for farming and bathing.

Most of the finds were from the early Saxon period.

Five fabrics were defined; a predominantly sandy ware; a finer organic-tempered ware, a sand ware with sparse organic matter, a grog tempered ware (not normally associated with the Saxon period) and a sandy ware with sparse flint and iron compounds.

Five rings are present all from handmade jar forms

Iron Age

During the secondary full site investigations an Iron Age ring ditch was identified, which you can see, looking like a crop mark within the aerial photograph taken by a drone as part of the Wates work on the site.



Appendix A – continued

Initial site investigation results

RPS were engaged to undertake the site surveys for the planning application, they undertook 16 strip digs and 50 boreholes and trial pits over the site as per the plan shown on page 3 of this appendix (page 7 of the report).

Logs of samples removed are available but none highlighted an issue with asbestos. The building was consequently located as determined in the planning application.

