

CULTURE AND COMMUNITIES OVERVIEW AND SCRUTINY PANEL

MONDAY, 24 SEPTEMBER 2018

PRESENT: Councillors Gerry Clark (Chairman), Judith Diment, Sayonara Luxton, Shamsul Shelim and Charles Hollingsworth

Officers: Andy Jeffs, Kevin Mist, David Scott and Nabihah Hassan-Farooq

WELCOME

The Chairman welcomed all Members to the meeting.

APOLOGIES OF ABSENCE

Apologies for absence were received from Councillors Stretton and Cox.

DECLARATIONS OF INTEREST

None.

MINUTES

Councillor Hollingsworth advised that the minutes of the 20th August 2018, be amended as per Councillor Stretton's note to the following;

- Under Declaration of interest section "...Director of CIC, facilitating events for those in Maidenhead..."

It was also highlighted that the minutes following the meeting held on the 19th June 2018 should be amended to include comments made by cllr Shelim in regards to the Braywick Leisure Centre.

ACTION- To schedule an update on concerns raised about Windsor Leisure Centre within the task and finish group and to show how concerns had been communicated.

ACTION- That a future meeting be scheduled to take place at a Windsor Leisure facility. Members wished to carry out a site visit to canvass leisure facilities for future meetings.

AWARD OF CONTRACT FOR THE BRAYWICK LEISURE CENTRE

Kevin Mist, Community Project Lead outlined the above titled report. The Panel were informed that approval was being sought to award a fixed price building works contract to Wates Construction Ltd under the Scape Framework, to commission the main building works for the Braywick Leisure Centre project. Members were told that the award of the contract would enable work to commence, resulting in the opening of the centre after Easter 2020. This reflected the impact of the archaeological finds during the pre-commencement phase and extended site dig which required the whole site to be excavated rather than the 10% originally required. The Panel were reminded that a unilateral agreement from the planning authority is in place to be able to commence works.

It was highlighted that awarding this contract would ensure timely delivery of the new leisure centre at Braywick Park that would replace the Magnet Leisure Centre. The Magnet LC site would be released for redevelopment as part of the wider regeneration of Maidenhead town

centre. Members were reminded that the Project Board had approved the Scape Framework procurement route and the enabling works contract in November 2017. The enabling works contract under the Scape Framework had been approved by Cabinet in March 2018. The Panel were told that there would be 430 spaces to be made available in total from the Leisure Centre scheme, and a further 70 spaces of shared use linked to the new School scheme. Members were told that the gravel based car parking spaces would be cost effective and better for drainage purposes. As part of the enabling works, phase one, 240 car parking spaces would be delivered and would be available from February 2019 and that access would be provided through the existing car park.

Members were informed that there would be a ten lane pool, wheelchair access, ten badminton courts, theatre space, a soft play area and increased nursery spaces to meet local demand. On the first floor it was outlined that there would be an extended viewing area with two rows of seating, four squash courts, dance studios, spinning studio and 200 gym workstation units. The Panel were informed that budget costs had been adjusted in order to value engineer without compromising on quality and finish. Councillor Luxton queried whether there would be an obvious issues with pigeons nesting in the eaves of the building and it was confirmed that consultations and research would be checked to confirm the design and to ensure that this would not occur. Members also queried whether there were adequate fire exits in the floor plans and Kevin Mist informed the Panel of all the fire exits and fire compartmentalisation which had been included within the architecture and design.

Councillor Shelim asked whether the whole car park area would be gravelled and it was stated that the main traffic access areas, peripheral areas and disabled bays would be tarmacked. It was highlighted that approximately 50% of the car park would be tarmacked and the remainder would be gravelled. It was highlighted that there could be concerns with gravel splay and it was noted that a GeoTech grid would be used where gravel would sit within eco pockets to negate gravel displacement. Members were informed that GeoTech car parking was a widely used solution and would negate any puncture hazards and be a sustainable and eco-friendly solution. Councillor Mills highlighted the issue of glare from natural light into the swimming pool and whether the design had taken this into consideration. It was stated that there had been a detailed glare study and as a result the swimming pool had been designed to be constructed on the furthest side to the impending light. Members commended officers and architects on the design of the building and the good work being carried out in the delivery of the leisure facility. Councillor Clark queried whether there would be any spaces within the design that could be used for community purposes, such as a performance area or rooms available for community group meetings. It was confirmed that there would be a theatre area available with a capacity to offer a green room and a smaller room which could be used for seat storage and another storage space was available for non-performance times which could be utilised by community groups.

It was highlighted that the segregated room space by the intended café area could be used on weekends or quieter times and that the swimming club had the use of their own room as this had the highest demand. It was noted that the swimming club had the largest demand and need for space and that social spaces had been accounted for in the design.

ACTION- That an analysis of community needs for users and services be carried out by the Communities Team to ensure the correct allocation of facilities of user spaces and facilities. It was agreed that this data set should be reported to the Panel at future meetings.

Members discussed the toilet facilities and whether there would be segregated facilities for both sexes. It was confirmed that there were some unisex facilities available for accessible toilets but that there were separate toilets for each gender. Councillor Hollingsworth queried how much money had been accumulated by the school for the vacant site and whether any monies had been included in the approved expenditure to date. It was confirmed that this would figure would be approximately £400,000 and that this had been driven by the current contract in place with Parkwood and that this would be linked to the existing site demolition;

there was a trigger clause within the existing leisure management concession contract, which enabled the existing contractor to have first refusal on the new facility concession fee, and that these contractual arrangements had been set out in the current contract. It was highlighted that if there was no validated value for money proposal from Parkwood that the contract for a new concession contract and fee would go back to tender through the procurement process. At the conclusion of the report, Members noted the report.

RESOLVED UNANIMOUSLY; That delegated authority be given to the authority to award a contract for the sum set out in the Part II Appendix 1 to Wates Construction Ltd for the main contract for the construction of the Braywick Leisure Centre, to the Executive Director, in consultation with the Lead Member for Finance and the Lead member for Culture and Communities (including Resident Services).

WORK PROGRAMME

The following items be added to the work programme for the appropriate future meetings:

- Data analysis of community needs for users and service facilities
- Site Visit to a Windsor Leisure Centre Facility
- SportsAble Annual Report

DATES OF FUTURE MEETINGS

Dates of future meetings were noted by the Panel.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

RESOLVED UNANIMOUSLY: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act.

The meeting, which began at 5.31 pm, finished at 6.43 pm

CHAIRMAN.....

DATE.....