

Report Title:	<b>Braywick Leisure Centre</b>
Contains Confidential or Exempt Information?	Yes – Appendix 3 - Part II not for publication by virtue of paragraph 3 of Part 1 of Schedule 12 A of the Local Government Act 1972
Member reporting:	Cllr S. Rayner, Lead Member for Culture and Communities including Resident and Business services Cllr M J Saunders, Lead Member for Finance
Meeting and Date:	5 September 2017
Responsible Officer(s):	Andy Jeffs, Executive Director
Wards affected:	All Maidenhead Wards

www.rbwm.gov.uk



## REPORT SUMMARY

1. The council is committed to providing high quality leisure and cultural facilities for residents and this report outlines the concept plans developed following the approval of the decision at Cabinet Regeneration Sub Committee (CRSC) in June 2016 to re-provide the Magnet Leisure Centre (MLC) at Braywick Park.
2. The new leisure centre is a significant investment in a building that will attract over one million visitors a year and will provide a community based venue for the next 40 years.
3. Significant consultation has been undertaken since 2016 with residents and current users on the future leisure provision which have informed the plans captured in this report.
4. This report seeks approval for the next stages of the project which includes applying for planning permission, cost planning and a capital bid.

## 1 DETAILS OF RECOMMENDATION(S)

**RECOMMENDATION:** That Cabinet Regeneration Sub Committee notes the report and:

- i) **Notes the delivery of the recommendations in the Part II June 2016 CRSC report, see Appendix 1.**
- ii) **Approves the submission of a planning application for the provision of a leisure centre at Braywick Park using the concept design, Appendix 2.**
- iii) **Recommends to full Council the approval of a capital budget of £30,881,000 (in addition to the existing £2m capital budget for 2017/18) for re-provision of the Magnet Leisure Centre based on the cost plan, Appendix 3 (Part II).**

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

- 2.1 In June 2016 CRSC approved the six recommendations in the Saint Cloud Opportunity Area – Leisure Centre Asset Strategy report, see Appendix 1 for report actions and responses to date. The CRSC report recommendations have been delivered through a project board chaired by the Executive Director for Place. The project board approved the project programme at its meeting on 24 April 2017 and is attached as Appendix 4. A design team of Burke Rickhards Architects, Hoare Lea (Mechanical and Engineering), PEP (Structural Engineers), Clarkson Alliance (Development Manager and Cost Managers) were appointed to prepare the concept designs to RIBA Stage 2, see Appendix 2.
- 2.2 The core facility schedule in the Part II June 2016 CRSC report was an initial project brief. This has been developed based on extensive consultations undertaken with residents, specialised user groups of the existing MLC and Legacy Leisure.
- 2.3 The new leisure centre 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. The centre will include;
- The creation of a sporting 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 Winter Garden, Café and parkland setting to increase length of stay and 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.
  - Larger sports hall to facilitate wheelchair basketball.
  - Flexible events theatrical space for 650 spectators continuing the Pearce Suite provision, this complements the existing provision in the town centre which can only accommodate audiences up to 250.

A full facility schedule is shown in Appendix 5.

**Table 1: Options**

Option	Comments
Approve the RIBA Stage 2 concept design submitted and the submission of the appropriate	This will enable the project to proceed in the anticipated timescales opening new Braywick Leisure Centre (BLC) during the

<b>Option</b>	<b>Comments</b>
planning application to build Braywick Leisure Centre. <b>The recommended option</b>	winter of 2019.
Reject the proposal to proceed with the planning application for the RIBA Stage 2 concept design submitted by Burke Rickhards and subsequently not undertake the scheduled public exhibition. <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.
Approve the submission of a capital budget spread over three financial years from 2017/18 to full Council for £30,881,000 to fund the project <b>The recommended option</b>	This will enable the project to progress as planned providing residents with a leisure centre.
Not to approve the submission of a capital budget to full Council for £30,881,000. <b>Not the recommended option</b>	This will prevent the project proceeding, delay the transfer of operations from the existing Magnet site, which could increase operating costs of the existing site, and delay the receipt of capital from the sale of the land.

### 3 KEY IMPLICATIONS

- 3.1 The project seeks, dependant on planning permission and capital investment, to provide a high quality leisure centre at Braywick Park for residents by winter 2019 at which point the existing MLC will close. The new building will increase the opportunity for residents to take part in physical and cultural activities.
- 3.2 The re-provision of the leisure centre at Braywick Park allows for the redevelopment of the old MLC from 2020, subject to full planning permission. This will provide a capital receipt estimated at up to £38,000,000 subject to the development of the enlarged site based on the building of circa 600 homes 30% of which being 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
MLC 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 report to CRSC, 13 June 2016 included a cost estimate of £28,950,000 (this figure was based on Q4 2017 costs). This figure was based on the expected receipt from sale for development of the Saint Clouds core site as part of the wider Maidenhead Regeneration programme. Subsequent development opportunities on the site have increased the potential receipt to circa £38,000,000.
- 4.2 The Clarkson Alliance budget 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 on the latest Sport England formulae and Clarkson Alliance's work on 100 leisure centre projects. It is based on a benchmark figure of £2361/m<sup>2</sup> for projects in the South East and coupled with a prudent 10% contingency allowance and a 1% building inflation contingency relating to the appointment of contractor 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 3 (Part II).
- 4.3 The concept design has focussed on the provision of facilities that will enable the centre operator to maximise participation and income levels. Current estimates indicate that additional income can be generated from the new leisure centre in the last quarter of 2019/20, from an increased contract fee and increased car park income. Increases will arise in the first full year of operation, 2020/21. The new concession contract fee will be based on a 33% increase in gym workout stations, a 75% reduction in like for like energy costs and an increase in pool capacity of 25% and is anticipated to generate an increased concession fee to the council.
- 4.4 Provision of 200 parking spaces on the new BLC site from October 2018 funded by the Parking Strategy will replace existing parking in the town centre temporarily lost as part of the Maidenhead regeneration project – there will not be an additional income to the council, but its provision will ensure no loss of car park income results from the loss of town centre parking. Six electric charging points and infrastructure for a further 200 charging points will be installed as part of this project.
- 4.5 The core facility schedule cost of £32,881,000 includes equipment and fittings required to provide an auditorium which could accommodate an audience of 650 in a flexible events space. The £1,477,000 estimate under this heading would provide an air conditioned space, with acoustic treatment to walls, two green rooms for changing and make-up, a lighting rig for theatrical lighting, moveable curtaining to create a backstage area.
- 4.6 There is a £2m capital budget in 2017/18 approved at the February 2017 full council budget meeting.

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

<b>CAPITAL</b>			
Addition	£16,251,000	£14,200,000	£430,000
Reduction	£0	£0	£0
Net impact	£0	£0	£0

## 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 site in September 2017. 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.
- 5.3 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 There are a diverse range of risks attached to a project of this size.
- 6.2 An initial risk management meeting in line with the NEC requirements has been conducted. Regular risk management meetings will be held ensuring risks are closely managed and mitigated through design and management. A full project contingency and risk register has been compiled and will be amended throughout the project.
- 6.3 Initial surveys of the site have been undertaken for 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. Known and emerging risks will be mitigated and managed as appropriate on an ongoing basis.
- 6.4 Table 4 shows the high risk elements from the full risk register.

**Table 4: Impact of risk and mitigation**

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
<b>Site conditions</b>			
R2 – Poor ground conditions	High	Mitigate – early site investigations are being undertaken	Low
R20 – Contamination – migration of ground gas	High	Mitigation – undertake detailed desktop and on site investigation during design process	Low
R21 – Site contamination	Medium	Mitigation – undertake site investigation	Low

<b>Risks</b>	<b>Uncontrolled Risk</b>	<b>Controls</b>	<b>Controlled Risk</b>
R22 – Ground water: 6m below ground level but does this represent an accurate level over time.	High	Mitigation – undertake site investigation and ongoing monitoring throughout all seasons.	Low
<b>Weather</b>			
R1 - Delayed opening of the facility	Medium	Pass weather risk to contractor through procurement route	Low
<b>Utilities</b>			
R25 - Increased capacity may be required for Gas, Electric and Water	Medium	Undertaken utilities enquiries early in the design phase	Low
<b>Funding</b>			
R37 - Affordability of accommodation schedule.	Medium	Mitigation - Benchmarked cost planning and options to be sacrificed.	Low
R46 - Contractor and supplier insolvency.	Medium	Transfer - to main contractor, security bonds to be considered.	Low
<b>Contractor</b>			
R42 – Construction Inflation.	Medium	Mitigation – Potential use of a Guaranteed Maximum Price contract.	Low
<b>Planning consent</b>			
R4 - Delayed planning consent due to delayed determination of the planning application	Medium	Mitigate - early engagement of Planners including pre-application advice to minimise any delays / objections.	Low

## 7 POTENTIAL IMPACTS

7.1 Work will be carried out throughout the project with the current concession holder, Legacy Leisure who operate the MLC. In line with the current contract the operator will be given notice to quit the current MLC no less than 6 months prior to BLC opening.

The new centre is within one mile of the existing Magnet and will have improved access and transport links.

- 7.2 The proposal offers the opportunity to develop connectivity within the park improving cycle and pedestrian linkage between the Green Way and Braywick Road. Initial landscape plans have been drawn up to enhance the parkland location and ensure the new building relates well to the parkland setting. A concept plan is attached as Appendix 6 and incorporates the flood risk mitigation and ecology reports to provide on site drainage and improve wildlife habitat where possible.
- 7.3 The Stage 2 concept design has an aim to reduce the like for like energy consumption to 25% of the current MLC. A number of initiatives are incorporated at this stage including:
- Improved thermal insulation
  - Photovoltaic cells on the roof to provide power generation
  - Vehicle electric charge points installed and infrastructure installed to expand further
  - Grey water use wherever possible
  - Fully integrated building management system to control all pumps and environments.
  - Heat exchange to recirculate heat removed from cooled areas to those requiring heat.
  - Cold water softening plant to extend the operational life of plant by reducing scale build-up.
  - Natural ventilation to minimise energy usage in the main hall and the street.
  - LED lighting technology will be used and external lighting will be controlled by solar detectors and time switches.
  - Sustainable Urban Drainage System including swales, ditches, dry ponds and permeable parking bays.

## **8 CONSULTATION**

- 8.1 A wide range of consultations have been undertaken:
- December 2015 by Sport Leisure Culture consultations in preparation for the 13 June 2016 CRSC report.
  - Presentation to Partnership for the Regeneration of Maidenhead on 11 August 2016 by G.L.Hearn.
  - Presentation to Elected Members on 24 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 14 July 2017 banners have been placed in the MLC and the Nicholson's Centre, Friends of Maidenhead exhibition inviting further feedback from residents to the email address.
  - 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 Transport modelling for the BLC development has been undertaken and initial results from the transport consultants indicate the impact of the new leisure centre at Braywick Park on the highway network is negligible. There is likely to be a requirement for minor

amendments to the current junction arrangements and these are included in the cost plan analysis. These will be formalised as part of the planning application.

8.3 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 MLC)
- The council’s Access Forum (Chair and Vice Chair)

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

- Contact by letter updating them on plans and inviting them to a public exhibition event.
- The public presentation event with stakeholders, local residents and MLC users will take place in September 2017 showcasing the revised accommodation schedule and approved concept designs.
- Information leaflets distributed to users of the MLC.

## 9 TIMETABLE FOR IMPLEMENTATION

9.1 Table 5 sets out the high level timetable for planning, building and letting the new facility.

**Table 5: Implementation timetable**

<b>Date</b>	<b>Details</b>
October 2017	Planning application submitted
December 2017	Procurement of building contractor commences
April 2018	Build starts on Braywick Leisure Centre site – subject to planning approval
October 2018	200 additional car park spaces open
March 2019	Topping out of completed external framework
June 2019	Notice to quit MLC given to Legacy Leisure
August 2019	Receipt of management proposal for BLC from Legacy Leisure
September 2019	Internal fit out commences
November 2019	Operational training and fit out
December 2019	New centre opens, Magnet closes

9.2 Implementation date if not called in: Immediately



## 10 APPENDICES

10.1 This report is supported by six appendices

- Appendix 1 – CRSC June 2016 report actions
- Appendix 2 - Concept design
- Appendix 3 – Cost plan - Part II
- Appendix 4 – Project programme
- Appendix 5 – Accommodation schedule
- Appendix 6 – Landscape concept

## 11 BACKGROUND DOCUMENTS

11.1 This report is subsequent to the agreement to the re-provision of the MLC which was part of the St. Clouds Opportunity Area – Leisure Centre Asset Strategy report which was taken to Cabinet Regeneration Sub Committee on the 13 June 2016 as a Part II paper.

## 12 CONSULTATION

<b>Name of consultee</b>	<b>Post held</b>	<b>Date sent</b>	<b>Commented &amp; returned</b>
Alison Alexander	Managing Director	9/8/2017	9/8/2017
Russell O'Keefe	Executive Director	9/8/2017	15/8/2017
Rob Stubbs	Section 151 Officer	9/8/2017	10/8/2017
Terry Baldwin	Head of HR	9/8/2017	17/8/2017
Mary Kilner	Head of Law and Governance	9/8/2017	17/8/2017

## REPORT HISTORY

<b>Decision type:</b> Key decision	<b>Urgency item?</b> No
Report Author: Kevin Mist, Communities Project Lead, 01628 796443	