

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

REPORT OF THE HEAD OF PROPERTY AND REGENERATION SIMON BRENNAN

11th September 2015

SECTION A – MATTER FOR DECISION

WARD(S) AFFECTED - ALL

ABERAVON LEISURE AND FITNESS CENTRE

Purpose of Report

To update Members in respect of progress on the Aberavon Leisure and Fitness Centre being developed at Aberavon Seafront, and to consider the proposed recommendation to approve an additional budget.

Background

The authority has entered into a development contract with Corban Investments, who in turn have appointed Heron Brothers Limited as their main contractor to construct the new leisure facility.

Site works commenced in June 2014 and after overcoming some initial difficulties the development team has reported that the site work is progressing well and that the project is on target to be completed by the end of 2015.

A Members Task and Finish Group was set up to oversee the initial stages of the project and this group together with representatives of local sports clubs and Celtic Leisure were given a presentation at the Aberavon Beach Hotel on the 30th January 2015, followed by a site visit.

Progress

Site works are now well established. The main structure is complete and the building is watertight, which has enabled significant internal works to progress.

The internal partitions are erected and Mechanical, Electrical and Pool Filtration Installations are progressing well in all areas.

The swimming pool tanks have been tested to ensure they are watertight and they are now being tiled with the moving floor being fitted.

Externally the contractors have installed the main site drainage and incoming gas, water and electricity supplies which has enabled the external areas to be cleaned and levelled and prepared for work to be progressed on the external paved areas to the front car park.

Attached for information are a series of photographs taken to inform Members of progress.

Consultation and communication with Celtic Leisure.

Officers from Environment are regularly meeting with Leisure officers and the Celtic Leisure Team to agree FF&E requirements, commissioning, training, handover, operating procedures and the opening date and these meetings will continue until the project is complete. Celtic Leisure is keen to commence the marketing of the new facility and a series of tri partite meeting have been arranged to agree protocols for this.

Celtic Leisure has also established a marketing suite in the Reel Cinema Car Park and the public are being encouraged to purchase membership packages.

Matters for Information and Decision.

Pool Barrier

During the design brief stage, it was determined that a barrier between the learner pool and main pool would not be required. However, following discussions with more recently appointed managers, it has been confirmed that a barrier will be required due to Health and Safety concerns of children crossing from the learner pool into the adjacent deep (2m) water of the main

pool. The cost for the barrier including gates is estimated to be in the region of £12k.

External Signage

Due to uncertainties in the proposed name for the building and operational management of the facility, no external signage to the building was included in the development contract. Proposals are now in place to provide 2 No. illuminated bilingual signs to the front and side elevation of the building. Costs associated with these signs are estimated to be circa £10k.

Following discussions at Corporate Management Group it is proposed to vary the Development Contract to include the above items.

Youth Club Kitchen Facility

The Youth Service have requested that a Tuck Shop/Kitchen facility to include counter tops, cupboards, white goods (including cooking provision), is incorporated in the conversion of a gym into an Arts and Crafts Room and the installation of additional power and data supplies. The additional costs associated with these variations are estimated to be in the region of £15k.

In terms of the additional kitchen facility it is proposed that this is not to proceed as there are catering facilities within the building.

Loose furniture to Manager's Office, Staff Room and Meeting Rooms

The contractor has not allowed for the provision of loose items of furniture to the Manager's Office, Staff Room or Meeting Rooms.

Costs for such furniture are estimated to be circa £10k but it is anticipated that furniture for these areas can be sourced from the Councils corporate stock.

Guaranteed Maximum Price

The development contract between the Council and the Developer limits our financial liability for the project to the development cost of £13,327m, plus a further sum of £232k agreed for the cost of fitness equipment.

The developer continually reports that the project cost is anticipated to exceed the development cost by circa £334k and whilst the developers acknowledge our liability is limited they may still wish to meet the Council at the end of the project to discuss the additional cost.

Environment Officers do not accept that the Council should be asked to meet any of the additional cost but it is noted within the report to advise members' that this may develop into a contractual debate if the developer does not resolve this cost issue with his contractor.

Recommendation

Members note the progress made on the New Leisure Centre and the proposal to complete by the end of 2015.

Members are also asked to approve an additional budget of £22k to fund the additional external signage and a stainless steel barrier between the learner pool and the main pool.

Reasons for Proposed Decision

To progress the development of the Aberavon Leisure and Fitness Centre.

List of Background Papers

Appendix 1 – Progress Photographs

Officer Contact

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COMPLIANCE STATEMENT

ABERAVON LEISURE AND FITNESS CENTRE

(a) Implementation of Decision

The decision is proposed for implementation after the three day call-in period.

(b) Sustainability Appraisal

Community Plan Impacts

Economic Prosperity	..	No impact
Education & Lifelong Learning	..	No impact
Better Health & Wellbeing	..	No impact
Environment & Transport	..	No impact
Crime & Disorder	..	No impact

Other Impacts

Welsh Language	..	No impact
Sustainable Development	..	No impact
Equalities	..	No impact
Social Inclusion	..	No impact

(c) Consultation

This item is not subject to external consultation.

Appendix 1









