

**ECONOMIC AND COMMUNITY REGENERATION
CABINET BOARD**

**JOINT REPORT OF THE DIRECTOR OF ENVIRONMENT
AND THE
DIRECTOR OF EDUCATION, LEISURE AND LIFELONG LEARNING**

23rd OCTOBER 2014

SECTION B – MATTER FOR INFORMATION

WARD(S) AFFECTED: ALL

NEW LEISURE CENTRE AT ABERAVON SEAFRONT

Purpose of Report

To advise Members on progress in respect of the new leisure centre complex being developed at Aberavon seafront.

Background

Following the findings of the Task and Finish Group and the Cabinet report dated 9th April 2014, the Authority has entered into a development contract with Corban Investments who have in turn, appointed Heron Bros. Ltd as their main contractor, to build a new leisure facility, with a total budget of £13.604M (£13.372M + additional £232K).

Progress

There was initially a slow start to the works due to the requirement to effectively manage excavation works and contaminated ground concerns.

This work has now been completed without any detrimental effect on the project budget or the project completion date.

Site work is now progressing on the concrete construction of the swimming pools and pool-water pipework is being installed and tested as work proceeds.

The existing bowls hall building has been completely stripped of its existing roofing and cladding materials. The concrete foundations have been adapted as necessary to suit the new design and the existing concrete floor has been broken up and removed in preparation for the installation of new drainage installations and a new insulated concrete floor.

The existing steel frame, at the rear of the bowls hall has been adapted and extended to suit the height required for the new sports hall. Refer to progress photographs included as Appendix 1.

At this early stage, the programme completion is scheduled to take place pre-Christmas 2015.

Local Employment and Community Benefits

Both Corban Investments and Heron Brothers Construction are committed to maximising community benefits from their construction activities.

Community engagement is an ongoing process which is developed throughout the duration of the project and beyond. Relationships and trust are strengthened over time and engagement events are planned with this in mind.

Heron Bros. are working closely with the Council's Business Development team and Workways to ensure local businesses have an opportunity to benefit.

On 24th June a 'Meet the Buyer' event was held at the Aberavon Beach Hotel, which was well attended by over 80 contractors. Following this event, a local supplier database was established and many local sub-contractors will have an opportunity to tender for various work packages.

Due to the requirement for some specialist areas of work, it is not always possible to give work opportunities to local contractors, but to date, 41% of all appointments are to contractors from the South Wales area.

Examples of work opportunities awarded to date, are as follows:-

Project Manager - Resident of Porthcawl
Administration Assistant - Resident of Cadoxton
Gateman - Resident of Sandfields
Labourer x2 - Residents of Sandfields & Swansea

Examples of sub-contractors appointed to date, are as follows:-

Site Security - Neath based company
Cladding & Roofing - Pontypool based company
Steelframe - Gwent based company

In addition to the above, Heron Bros. are purchasing materials locally and their supply chain are investing in expenditure in Port Talbot, which includes the rental of 5 no. houses for site staff to live in whilst working on the project.

Heron Bros. also plan to visit local Schools to promote the project and construction as a career. They plan to arrange site visits for School ambassadors and they have prepared a newsletter (Appendix 2), which will be delivered to the local community in the next few weeks. They have also arranged to sponsor the Annual Santa Run at Aberavon Beach on the 6th December and a Heron Bros. employee is in training to take part.

As the project develops further, work opportunities will arise and it is hoped that most of the finishing trades can be awarded to local contractors.

Liaison with Leisure Services & Celtic Leisure

A number of co-ordination meetings have been held with colleagues from Leisure Services and staff at Celtic Leisure to integrate their requirements in respect of equipment and fixtures and fittings into the design.

The design team have prepared a number of sample panels to demonstrate the preferred palette of materials and colours selected for the wall, floor and ceiling finishes and these have generally been approved by the working group.

These samples will be located at site for future reference.

A review is being undertaken of the business plan for the new facility to further scrutinise the revenue position and this plan will be tailored to reflect all costs associated with the inclusion of the requirements of the Task and Finish group.

Sustainability, Energy Efficiency & Accessibility

The new leisure centre is being designed and constructed to achieve a BREEAM Excellent rating and it will incorporate a series of energy saving features, such as:-

- Rainwater harvesting.
- A combined heat and power plant installation.
- Pool covers to help retain the pool-water temperature overnight.
- Energy saving light fittings, heating controls and building management installation.
- Highly insulated walls, floor and roof which exceed building regulation requirements.
- Robust detailing to eliminate air leakage.

The building has also been carefully designed to consider the needs of disabled users. It is fully accessible and meets or surpasses the requirements of Part M of the Building Regulations.

Accessible features include:-

- Fully accessible WC's and changing areas.
- Ramped access to the learner pool.
- Platform lift access into the main pool.
- Carefully selected finishes and colour scheme to assist visually impaired users.
- Level access.
- Audible loop installation to the reception and meeting rooms to assist users with hearing difficulties.
- Accessible counters to the main reception and cafeteria area.
- Designated viewing/seating areas for disabled users in the spectator galleries of the main pool and the Sports Hall.

Further consultations are to be arranged with a representative of NPT Access Group, as the project specification progresses, but it is envisaged that any further DDA requirements should be of a minor nature and easily incorporated.

Future Progress

Work will continue over the following few months to progress the superstructure of the new centre. The steel-frame and roof structure will be completed. Ground and first floors will be constructed, the pools will be formed and the construction of the external façade will commence.

At this point, it would be appropriate to arrange for Members to visit the site and it is suggested that a visit early in the New Year would be worthwhile.

List of Background Papers

Appendix 1 – Progress Photographs

Appendix 2 – Newsletter

Officer Contacts

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Appendix 1

Photograph 1



Development view.

Photograph 2



Development close-up.

Photograph 3



New 1st floor steelwork.

Photograph 4



New sports hall steelwork.

Photograph 5



New slab edge detail along GL A.

Photograph 6



Swimming pool with wall mesh prepared.

Photograph 7



Swimming pool.

Photograph 8



Phase 2 area awaiting steel.

Appendix 2

HERON
Bros. Ltd.

HERON BROS CONTRACTORS

The Heron Group of Companies has been established since 1956, is one of the longest established private trading groups in Northern Ireland and has developed a strong reputation as a leading land, property, construction and manufacturing specialists.

We offer a comprehensive range of design, construction and property services to a broad client base across Northern Ireland, Republic of Ireland, Scotland, England, Wales and Poland in all the market sectors.

We have achieved high recognition for our work within the UK and Irish Construction Industries as being among the best in design and construction. Our success has been built on the firm foundation of a strong family ethos, partnering, integrity, quality, value for money and an unrivalled commitment to providing client satisfaction.

The Group had annual revenue in 2013 of some £43m, employs around 200 people and operates across the UK, in Ireland and Poland.

COMMUNITY SURGERIES

If you would like to talk to us about the proposals, several ways to get in touch are shown in the grey box below. A representative of Heron Bros. will be on hand to answer any questions you may have about the construction process or the project generally.

MEET THE BUYER AND APPRENTICESHIP EVENTS

Additionally we have recently ran a Meet the buyer and apprenticeship event which was very successful. If required we will hold further Meet the buyer and apprenticeship event over the course of the construction period. These events will be advertised locally.

A representative of Heron Bros. will be on hand to answer any questions you may have about the construction process or the project generally

KEEP IN TOUCH!

Please let us know if you have any questions, queries or concerns with regards to the construction process. We would also be grateful to hear your thoughts on community benefits or if you would prefer to receive this Newsletter by email.

You can keep in touch with us by contacting Heron Bros. office direct, site office or through our Community Liaison Officer, Shauna Young on any one of the following ways:

Heron Bros. Office : Shauna Young
Phone: 028 7962 8505
Mobile: 07795 347528
Email: shauna.young@heronbros.com
Web: www.heronbros.com

Site Office: Hugh McManus
Mobile: 07887 644325
Email: hugh.mcmanus@heronbros.com

PARTICULAR HAZARDS - BE SAFE!

Heron Bros. have your safety in mind at all times and will take every measure to prevent unauthorised access onto our site.

We kindly ask parents to please remind your children not to enter the building site at any time and to warn them about the dangers that exist.



Aberavon Seafront Leisure Facility, Port Talbot

QUARTERLY CONSTRUCTION NEWSLETTER NR1

Heron Bros. is delighted in having been chosen as the contractor for the exciting new Aberavon Seafront Leisure Centre, located adjacent to Reel Cinema, Port Talbot, Wales. We look forward to delivering this fantastic project in conjunction with Corban Investments, Neath Port Talbot Council and the design team in the months ahead, and to working closely with the local community and the local supply chain in its delivery.



Work is already underway on the brand new leisure facility currently referred to as Aberavon Leisure Centre.

The investment in the landmark seafront location will result in a purpose-built beachfront Leisure Centre, complete with 'wave design' roof and featuring a 25m pool with moveable floor; multiple changing facilities, gym/fitness suite, dance studio, four court sports hall, cafe and community rooms.

OUR COMMITMENT TO YOU—THE RESIDENT CHARTER

This Charter outlines Heron Bros. and our supply chain commitments to residents who will be affected as part of the development. Heron Bros. and our supply chain are committed to working closely with residents to assist them to make the best choices for their future and ensure the development delivers a legacy of sustainable benefits during the project and beyond to Neath Port Talbot.

OUR COMMITMENT

- To respect all residents and to be considerate during sensitive times.
- To keep noise and dust to a minimum.
- To erect hoarding and fences to safeguard residents and the public.
- To ensure construction workers park in designated areas.
- To endeavour that all deliveries are staggered during working hours only.
- To inform residents of disruptive operations at least 3 days prior, e.g. noisy works.

COMMUNICATION

- Updates on progress in a regular newsletter.
- Mail shots when required.
- Home visits when required to residents.



PROGRAMME – WHAT'S COMING UP?

Construction on the new Leisure Centre is already underway. The construction works are being phased in two main stages: demolition and refurbishment of the existing bowling alley and the construction of the new leisure facility. It is anticipated the whole project should take approximately 17 months to complete.

The key milestones will be as follows:

SUMMER 2014:

Work begins on site, starting with the site compound set up and commencement of works on site in early June 2014. Piling works and some demolition works will create increased levels of noise pollution, will run from Mid-June to late August

The main earthworks element of the contract is underway and excavation work for the new pool is progressing well. This work is likely to continue until mid September, followed by construction of the concrete pool deck.

AUTUM—WINTER 2014:

The next visible construction activity will be the erection of the new steel frame later this year.

Work has also started inside the existing building to form the foundations for new internal partitions and additional steel framework. This building will form part of the new Leisure Centre and house the four court sports hall, changing facilities and storage areas

The end of winter will see the completion of the steel frame, floors and external façade. Construction of the roof frame and the Glulam beams will begin and the main substructure works to the pool area completed.

SPRING—SUMMER 2015

In the spring/summer of 2015 the building will become water and weather tight and the internal works and finishes will progress to completion. The final breakthrough from the existing building to the new will be carried out and the works will complete in early winter 2015.

KEEPING DISRUPTION TO A MINIMUM

Heron Bros. is working on a detailed Traffic and Construction Management Plan in conjunction with Corban Investments. These are designed to ensure that disruption to the local community is kept to a minimum during the construction process.

WORKING HOURS:

Noisy construction work and deliveries will be restricted to between 7.00am and 8.00pm Monday to Friday, and 8.00am to 1.00pm on Saturday. Sundays and Bank Holidays will be avoided where possible.

TRAFFIC CONGESTION:

All construction traffic will be timed to avoid peak times such as commuting hours and school times. No construction traffic is permitted to park on the surrounding streets and will be subject to predefined site traffic routes.

NOISE AND DUST:

Heron Bros. and our sub-contractors are committed to mitigating construction noise and dust. Wheel washing and road sweepers will be in regular use along with on site noise control measures.

VERMIN CONTROL:

Vermin control has already been initiated by a specialist contractor. Heron Bros. are committed to putting in place strict measures to mitigate construction vermin and pests. In addition to continuous vermin control through bait boxes all site staff are not permitted to eat outside the canteen area with all perishable rubbish removed from site.

ASBESTOS:

Heron Bros. is experienced in the demolition of buildings that include asbestos and only employ certified sub-contractors. We are committed to the health and safety of our staff but also the health and safety of the local residents.

CONSIDERATE CONSTRUCTOR SCHEME



As an Associate member of the Considerate Constructors Scheme, the redevelopment of Casement Park is registered by HB/V to participate in the scheme.

The scheme has been set up to improve the image of the construction industry through better site management and by encouraging good communications with site neighbours.

HB/V will be inspected under the following headings:-

- Enhancing the APPEARANCE
- Respecting the COMMUNITY
- Protecting the ENVIRONMENT
- Securing everyone's SAFETY
- Caring for the WORKFORCE

Following our inspection, we will advise you of our scoring.

COMMUNITY BENEFIT

Heron Bros. is committed to supporting the local communities living close to our construction projects. A community benefit package is being developed and is at the initial stages of its roll out. This will consist of funding for the regeneration of the local area, assistance to local schools and colleges including site visits and placement opportunities.

YOUR VIEWS ARE IMPORTANT TO US

We promise during construction of the project to ask your views on how the project is progressing. We are keen to know your thoughts on the following:

WHAT?

We would like to hear what your priorities would be on how construction of the Aberavon development can work best for the community. Examples might be supporting community events, children's sports, cross community events etc.

WHERE?

We believe that the community benefits should be used for the benefit of the local community actually hosting the Centre. Let us know whether you agree, or whether you think a wider area should benefit.

LOCAL EMPLOYMENT

Heron Bros. is dedicated to maximizing the local economic benefits that Aberavon facility can bring, which includes training and employing the local community. Heron Bros. will collaborate with Neath Port Talbot Council, Dept. of Work and Pensions, Workways and the local community to identify and target agreed training and recruitment initiatives in the areas of greatest need within Port Talbot.

We will:

- Engage with the Social Enterprises to establish training initiatives including attending employability skills seminars e.g. CV writing and interview skills
- Advise in careers in construction events for local residents
- Providing opportunities for student work placements in construction and admin/ICT duties



LOCAL PROCUREMENT

Heron Bros. is committed to finding ways to maximise the local economic benefits that our developments can bring. Many of the products and services needed for Centre are very specialist and can not usually be found locally. However, Heron Bros. will work with our larger sub contractors for local suppliers to get involved, in providing materials, such as ;

- Delivery of aggregates, concrete supply and pouring and supply etc.
- Transportation equipment and personnel
- Site supplies, such as Portacabins and Portaloo's
- Office and cleaning supplies
- Security and fencing

Heron Bros. recently completed St. Xaviers Primary School for East Ayrshire Council. The investment in the local supply chain accounted for 70% within a 30 mile radius. For the new Leisure Centre, this would potentially equate to around £6 million being spent on local goods and services during the entire construction period.

LOCAL TRADERS

Heron Bros. want to maximise the economic and social impact of the development of the new leisure facility beyond its construction.

We wish to assist all industries capitalize on our presence here in Neath Port Talbot, including the Tourism, Retail, Food and Beverage sectors.

We aim to do this by providing all local businesses with an opportunity to advertise on our E-Traders brochure. It will be emailed to all our site staff, head office employees and sub-contractors. We would also encourage local traders to promote their businesses by providing site staff with special offers, incentives and discounts. E.g. local butcher could advertise their BBQ meat pack; Local Hotels could offer weekend special deals etc.

Heron Bros. invite all local traders who wish to be included in this fantastic opportunity to contact csr@heronbros.com with their details.