

Report to Safer Cleaner Greener Scrutiny Standing Panel



SCRUTINY



Date of meeting: 1st July 2010

Portfolio: Leisure and Wellbeing

Subject: Sports Hall provision at Waltham Abbey
Swimming Pool

Responsible Officer: Laura MacNeill (01992 564223).

Democratic Services Officer: Adrian Hendry (01992 564470).

Recommendations/Decisions Required:

To note the progress of the project for the provision of a Sports Hall at Waltham Abbey Swimming Pool.

Report:

1. In July 2009 Cabinet agreed that the proposal to build a Sports Hall at Waltham Abbey Swimming Pool should be progressed. It was recommended that Sports and Leisure Management who manage the Centres on the Council's behalf be requested to undertake the work to planning pre-application stage. SLM has appointed Hadfield Cawkwell and Davidson to undertake the work. A meeting was held on the 21st June to scope the scheme and outline details. Members will be updated verbally at the meeting.

2. The Cabinet also stated that the revenue consequences of the new facility must not increase cost on the Council. The July 2009 Cabinet report outlined the capital and revenue costs as follows:

Item	Est. capital cost
Develop proposal to planning stage (RIBA stage D)	130,000
Develop and oversee proposal to completion	130,000
Main construction costs	1,133,000
Other costs – sports equipment	46,250
sub station	100,000
EFDC officer costs (estimated)	25,000
Total construction related costs	1,564,250
Contingency @ 10%	156,425
Total project cost	1,720,675

Revenue

Item	Est. revenue Cost £
Use of £1.721 million of capital at 2%	34,420
Additional SLM management fee	15,350
Estimated NNDR	10,500
Estimated annual building costs	4,000
Total additional revenue	64,270

3. SLM as part of other negotiations with regard to the contract extension have now agreed to a nil increase in the management fee. This therefore means that there is an estimated additional running cost of £48,920. Also as part of the negotiations there is a proposal for a reduction in the SLM contract management fee of 53k in return for a Council capital injection on Fitness equipment at ESC and OLC. This reduction of 53k per annum will cover the costs at WASP so the scheme will not increase revenue budgets and also produce £4,000 savings. The full recommendations will be at Cabinet on the 12th July as part of the report on the proposed 3 year extension of the SLM contract.

4. The WASP project at present is therefore reliant on the planning permission, the agreement by Cabinet on the future SLM contract and also, once fuller details of the scheme are known, the allocation of the Capital funding which at present has been agreed in principle at 1.72 million.

Reason for decision:

To re-provide services that were lost when Waltham Abbey Sports Centre shut at no extra cost to the Council.

Options Considered and Rejected:

Not to proceed with the hall project. This would not meet the objective of re-providing some facilities lost by the closure of Waltham Abbey Sports Centre.

Consultation undertaken:

Discussion with SLM as outlined in the report.

Consultants Hadfield Cawkwell and Davidson.

Resource Implications:

Costs to planning pre-application stage of 42k are in the 2010/11 Capital budget.

Revenue costs of £48,920 will be covered by the decrease in Management fee if the Cabinet agree to the Capital spend of 192k on equipment at ESC and OLC. There is 130k already in the 2010/11 Capital budget. An additional 62k Capital has been requested for 2011/12.

Personnel: Nil

Land: Additional hall extension on land in the Council's ownership next to WASP.

Legal and Governance Implication:

The Council can undertake this proposal using its general community wellbeing powers. The addition of the facility at Waltham Abbey will be incorporated into the present Contract if it goes ahead.

Safer Cleaner Greener

The new building project will take into account best practice in environmental and material effect on the community.

Background Papers:

Cabinet reports 13th July 2009
1st February 2010
19th July 2011

Impact Assessments:

Risk Management

Financial Risk associated with the use of the £42k of capital having to revert to revenue (DDF) in the event that the project did not or was unable to advance beyond the planning pre-application stage.

Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? Yes No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? Yes No

The replacement of the facilities lost by the closure of WASC means that there will be increased access and usage of facilities by the community.