

Report of the Strategic Director of Place to the meeting of Regeneration and Environment Overview and Scrutiny Committee to be held on 3rd July 2018

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Subject:

Sedbergh Sports and Leisure Centre

Summary statement:

Following previous reports to the Regeneration and Economy Overview and Scrutiny Committee and subsequent to the meeting of the 25th July 2017 this report provides Members with an update on progress made to date and sets out steps for the next stages of the project.

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Portfolio:

Healthy People & Places

Overview & Scrutiny Area:

Regeneration and Environment

1. SUMMARY

Following previous reports to the Regeneration and Economy Overview and Scrutiny Committee and subsequent to the meeting of the 25th July 2017 this report provides Members with an update on progress made to date and sets out steps for the next stages of the project.

2. BACKGROUND

2.1 At the meeting of the Regeneration and Economy Overview and Scrutiny Committee held on 25th July 2017 it was resolved that:

(1) That the progress made towards the development of Sedbergh Sports Facility be noted, but that Committee expressed concerns that a cycle and/or a running track had not been incorporated into the design and requests that the design be reconsidered to include this facility.

(2) That an update report be presented to the Regeneration and Economy Overview and Scrutiny Committee in July 2018.

2.2 In January 2017 the Executive instructed officers to proceed with a £28.1 million project to develop two new sports facilities in the district. This investment is required in order to address the high operational costs and long term maintenance backlog associated with an aging facility stock across the district.

2.3 Due to the exceptionally high costs associated with operating Richard Dunn Sports Centre it was determined that a replacement facility at Sedbergh would be progressed first.

3.0 PROJECT PROGRESS

3.1 Development work to date

- January 2015 Initial Executive approval for delivery of Sports Facilities Investment Plan
- February 2016 Design team appointed
- January 2017 Executive provide officers with revised scope for delivery of Sports Facilities Investment Plan
- January 2017 Pre-planning public consultation session held at Sedbergh Youth and Community Centre (Sedbergh Boys Club)
- January 2017 Planning application submitted
- May 2017 Planning permission granted for the project at Sedbergh
- June 2017 Competitive tender process through the regional YORBuild 2 framework to appoint main contractor initiated
- September 2017 Tender evaluation
- November 2017 ISG appointed as Main Contractor
- February 2018 Pre-construction work on site commences
- April 2018 Construction work commences

3.2 Construction work to date

- February 2018 Tree felling and fence erection
- April 2018 Initial groundworks
 - Site levelling
 - Topsoil clearance
- May 2018 Creation of lower entrance junction
Creation of internal haul roads and building footprint
- June 2018 Placement of foundations and concrete bases for steel frame
Initial delivery of steel frame
Diversion of culvert across site

3.3 Future time line

- July 2018 First steel erection
- October 2018 Steelwork completed
- October 2018 Electricity substation completed
- November 2018 Sports pitches completed
- April 2019 Roof completed
- August 2019 Building handed to CBMDC
- September 2019 Building opened to the public

3.4 Cycling and Walking Provision

Design changes to include a cycle track and running track were discussed with the design team. Due to the nature of the site and the need to satisfy the requirements of Sport England with regard to the outdoor pitches space on the site is at a premium.

At the southern end of the site provision of a pathway suitable for recreational cycling and walking is not possible due to the proximity of the pitch to the site boundary. Along the Huddersfield Road boundary of the site the difference in levels means that the site is steeply sloping between the pitch and boundary wall and unsuitable for a pathway.

It is still our intention to provide a measured and way marked route around the site for running and walking, but this will be along the edge of the pitches and not a tarmac / sandstone formal path.

Officers recognise the loss of the cycling facility at Richard Dunn Sports Centre and are working towards a solution in Bradford South on the site of the former Wyke Manor School which will provide enhanced cycling facilities as well as additional winter sports pitches. Design work and applications for funding are currently underway.

3.5 Squire Lane Sports Facility

Alongside construction work at Sedbergh, development works is also in the early

stages at Squire Lane. The Council has undertaken its own engagement with other public sector bodies in order to develop a health related partnership to enhance provision on the site, as well as appointing consultants to further develop the facility mix and provide strong justification for a facility in that location. A design team has also been procured and is awaiting instruction from the Council to commence work.

3.6 Richard Dunn Sports Centre

A key element in the financial viability of the scheme is the capital receipt to the Council from the sale of the Richard Dunn Sports Centre site. This is currently being progressed by Estates and Property who are undertaking the necessary steps to bring this property to the market and achieve the best possible income for the Council.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 Finance provided a detailed appraisal of the affordability in the 25th July 2017 report. Officers from the Finance team will continue to provide support to the delivery of the sports facilities investment plan.
- 4.2 In the July 2017 report it was noted that the viability of the Sports Facilities Investment Scheme is dependent on the control of capital costs, inflation index, the quantum of capital receipts, and the contingency funds available.
- 4.3 The overall budget for the Sports Facilities Investment Plan included in the Capital Investment Plan is £28.1 million. The build costs are funded by a combination of borrowing; using capital receipts from disposing of the existing facilities; and grants, if available. £17.5 million of this has been apportioned to the delivery of the Sedbergh Sport and Leisure Facility.
- 4.4 It is currently estimated that the facility will be completed within this budget.
- 4.5 As at 31 May 2018 £1.3 million has been spent on the project in line with estimates and cash flow projections verified by our quantity surveyors.

5. LEGAL APPRAISAL

- 5.1 This project is being delivered under the Council's powers as noted in Section 19 of the Local Government (Miscellaneous Provisions) Act 1976
- 5.2 Legal services will continue to provide advice and assistance on any legal implications to help with delivery of the investment plan.

6. OTHER IMPLICATIONS

6.1 Equality and Diversity

There are no direct equality implications arising from this report.

6.2 Sustainability Implications

There are no sustainability implications arising from this report.

6.3 Greenhouse Gas Emissions Impacts

Significant reductions in carbon emissions will be achieved by closing inefficient and energy hungry buildings and replacing them with modern buildings designed with sustainable building principles and practices.

6.4 Implications for Corporate Parenting

There are no implications for Corporate Parenting arising from this report.

6.5 Issues arising from Privacy Impact Assessment

There are no issues relating to data protection or information security at this time.

7. RECOMMENDATIONS

- 7.1 That the Regeneration and Environment Overview and Scrutiny Committee consider and comment upon the progress made on the development of the new sports facility at Sedbergh.

8. APPENDICES

Appendix 1 Sedbergh Design Progress Presentation

9. BACKGROUND DOCUMENTS

None