

Executive

Sports Centres Modernisation Update

7 December 2009

Report of Strategic Director Environment & Community

PURPOSE OF REPORT

To consider the progress made on the Sports Centres Modernisation project and the temporary use of the land of the current Spiceball Sports Centre site.

This report is public

Recommendations

The Executive is recommended:

- (1) To note the current position and progress to date;
- (2) To note the plans for the official opening of the new Spiceball Leisure Centre;
- (3) To agree that following demolition, part of the site of the current Spiceball Park Sports Centre be used for a temporary car park and a planning application be submitted for its change of use;
- (4) To make a car park order, subject to the planning consent, for a temporary car park at Spiceball Park Sports Centre.
- (5) To agree to fund the costs of creating the temporary car park from the Sports Centres Modernisation project fund in consultation with the Portfolio Holder for Environment, Recreation and Health.

Executive Summary

Introduction

- 1.1 Very good progress has been made on the Council's Sports Centres Modernisation project which is nearing completion. This report provides the latest position to the Council and follows the other periodic updates the Executive has received on this project. As the position has been reached where the existing Spiceball Park Sports

Centre will shortly be demolished, consideration is required of an alternative use for the site.

Proposals

- 1.2 There are no specific proposals regarding Bicester and Kidlington & Gosford Leisure Centres given the very good progress which has been made on the completion and snagging works. Similarly, with the imminent opening of the new Spiceball Leisure Centre. Plans are being made for its official opening and these will be confirmed as soon as practicable.
- 1.3 Following the demolition of the current Spiceball Park Sports Centre, it is proposed to use part of this site for a temporary car park to service the additional demand anticipated to arise from the new Leisure Centre. This proposal is consistent with and ahead of the longer term intentions for this site as a decked car park possibly with commercial or residential uses above, which are considered elsewhere in this agenda in the report on a proposed Banbury Cultural Quarter.

Conclusion

- 1.4 The Sports Centres Modernisation programme has been a great success and is expected to conclude early in 2010. It was always recognised that building a new Spiceball Leisure Centre on the other side of the river was to afford an opportunity both temporary and long term to re-use the existing site, hence the proposals in this report for temporary usage whilst longer term use is considered in the Banbury Cultural Quarter report elsewhere in this agenda.

Background Information

2.1 Cherwell Leisure Limited (CLL) took over the operation of the sports centres and commenced the construction process through Kier Moss on 26 April 2008. Since this time Bicester Leisure Centre and Kidlington & Gosford Leisure Centre have been completed, reopened in full and are proving a great success. The construction of the new Spiceball Leisure Centre is also nearing completion and progress remains on schedule and to budget.

2.2 Bicester Leisure Centre

Bicester Leisure Centre was officially reopened to the public on Saturday 13 June 2009 by the Chairman of the Council with special guest paralympic athlete Dame Tanni Grey-Thomson. Usage of the centre has been much higher than expected and general comments about the changes have been very positive. Minor outstanding matters relate to some pool tiling work to be undertaken by the Council and some defects period works that Kier Moss will resolve in the coming weeks.

2.3 Kidlington & Gosford Leisure Centre

Kidlington and Gosford Leisure Centre was officially reopened to the public the following week on 20 June 2009 again by the Chairman of the Council with special guest TV presenter and wheelchair basketball player Ade Adepitan. Again, usage and comments following the opening have been very good. Unfortunately, a water leak after the completion of the works damaged the new sport hall floor but this has now been replaced by CLL with limited disruption to users. Only minor defect work remains to be completed by Kier Moss.

2.4 Spiceball Leisure Centre

Progress on the construction of the new Spiceball Leisure Centre has been very good despite a number of technical issues. At one time Kier Moss was reporting an 8 week delay but this has now been made up and completion and service availability is expected during mid December. The service will transfer to the new centre overnight to avoid disruption to users and the official opening will take place in March 2010. Full details of the official opening will be released once all of the arrangements are in place.

2.5 Contract Management

The Sports Centres Modernisation contract has been in the construction and interim services phase since April 2008. This phase is now largely complete and has been achieved on time and within the agreed budget. Most project risks have now been removed and the only significant risk remaining is the cost of asbestos removal from the existing Spiceball Leisure Centre, which can only be determined once

the centre has closed to the public and the intrusive surveys have been completed. The contract is now moving into the full services provision (FSP) phase and this contract will remain in force for a further 25 years from FSP. As part of the contract, the Council has a detailed output specification that the leisure operator has to comply as a minimum. Furthermore, there is an annual RPI adjustment and full benchmarking review every 5 years to ensure that the actual financial performance is reflected in the unitary charge.

2.6 Demolition of Old Spiceball Park Sports Centre

The Sports Centres Modernisation contract the Council has entered into includes the demolition of old Spiceball Park Sports Centre following the completion and operation of the new Spiceball Leisure Centre. This was always included in the contract as the most cost-effective way of undertaking such works and recognised the fact that the old sports centre is severely prone to flooding, the fabric of the building requires significant investment for any form of re-use and that to retain it in an unoccupied condition would require at least £100,000 per annum which the Council has not budgeted for. Demolition is planned in 2010, with initial surveys conducted in January, and actual demolition works between February and April.

Members will be aware of the media coverage about potential alternative uses of the building. That media coverage regrettably did not include consideration of the key facts regarding why the old premises needs to be demolished. The proposal promoted by the Banbury Amateur Operatic Society to convert it into a major performance venue is therefore flawed. However, there is clear merit in the concept of a better performance venue to meet the needs of Banbury and the north of the District and as a consequence, the promoters of this idea have been recommended to The Mill Management Committee for engagement in the development of proposals for an improved performance venue at The Mill.

2.7 Proposals for a Temporary Car Park

Following the demolition and during the development of a Banbury Cultural Quarter concept, officers have considered the opportunity to use part of the site on a temporary basis for car parking purposes. This has several merits which are:

- The slab of the existing building is largely a flat concrete surface which may be suitable as temporary hard standing for car parking and could accommodate provision for up to 100 marked bays with a new access/egress from Spiceball Road;
- There will be an anticipated increased demand for car parking spaces following the expected increase in usage of the new Spiceball Leisure Centre in excess of the 60 additional spaces provided around the new Leisure Centre;

- The existing site of the old Spiceball Park Sports Centre is immediately adjacent to the new pedestrian bridge across to the new Leisure Centre and is therefore very convenient for users of the new facilities.

Consideration is being given to the contracted demolition process as the most cost effective means of delivering a base surface for temporary car parking purposes. Discussions with the Council's contractors have not yet been concluded but it is anticipated that this approach will be the least cost and quickest option open to the Council. There are anticipated to be some additional costs in terms of pedestrian and vehicular access to it, safety barriers, lighting and ticket machines and these costs are estimated to be as follows:

- Ticket machines - in the order of £3,000 per unit. Two units are suggested.
- Signage- in the order of £3,000 for car parking information boards and directional signage.
- Installation costs for the above - Estimate £1,500
- Legal Costs associated with preparing a Car Park Order - estimated at £1,000.
- Lighting - based on six poles and required trenching/cabling estimated at £18,000
- Safety Barriers along the riverside edge estimated at £12,000
- Car park lining , preparatory work and contingency £20,000

Estimated capital and set up costs £60,000

In order to consider a business case for incurring temporary capital expenditure, there needs to be an income source and benefit over a reasonable period. The Council can expect to generate income from the temporary car park for up to 12 months as a minimum prior to the construction of a permanent new decked car park. The precise timescale of any development associated with the Banbury Cultural Quarter is somewhat uncertain, and therefore the length of time that the site can be used for temporary car parking purposes could be longer than 12 months.

Assuming 100 spaces are made available on a short stay arrangement, and pay and display tariffs are in line with other Council car parks, it is estimated that income in the order of up to £110,000 could be secured for a full 12 month operation.

With income of up to £110,000 and only marginal additional annual revenue costs, estimated to be up to £3,000 plus NNDR at £12,500, it is expected that there is sufficient net income to offset the capital costs to provide a business case for a temporary car park following demolition. This not only provides service enhancement through additional parking provision and ensures the site is in use and therefore

not attracting costs of security with no return, but also has the potential to return a small income stream in the first year of up to £35,000 which would increase significantly if required for a second year after the initial pay back period.

Reasons for Decision and Options

The Council is currently committed to the demolition of the existing Spiceball so considering options around what it does with the site.

Option One One will be to leave the site as a demolished but safe site with no immediate or long term use. This will carry security costs of up to £10,000.

Option Two As recommended in this report, the demolished site be considered in part for a temporary car park.

Option Three The Council could, if it wished, consider other forms of development on this site which would be subject to separate funding arrangements and need to be considered in conjunction with the Banbury Cultural Quarter report elsewhere on this agenda. It should be noted that any alternative re-use of the site other than those proposed in the Cultural Quarter report will have implications for the County Council's development of an integrated Mill and new library and still require demolition of the current sports centre.

Consultations

None

Implications

Financial: The Sports Centres Modernisation budget contains a number of cost contingencies for identified risks in the project. As the project nears its end, the only significant cost uncertainty is the full cost of the demolition of the current Spiceball Park Sports Centre. As there is sufficient cost scope to fund this risk, it is proposed that the remaining budget contingency be used to fund the temporary car park works.

Comments checked by Joanne Kaye, Service Accountant, 01295 221545

Legal:

There are no notable legal implications arising from this report other than the formality of creating car park orders for the proposed temporary car park.

Comments checked by Liz Howlett, Head of Legal & Democratic, 01295 221686

Risk Management:

The actual demolition cost is the only real risk remaining for which there is a contingency sum set aside within the Sports Centres Modernisation project.

Comments checked by Rosemary Watts, Risk Management & Insurance Officer, 01295 221566

Wards Affected

All

Corporate Plan Themes

Safe & Healthy Cherwell

Executive Portfolio

Councillor George Reynolds
Portfolio Holder for Environment, Recreation and Health

Document Information

Appendix No	Title
None	
Background Papers	
None	
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