

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Portfolio Holder for Communities

**Decision in the matter of:** Congleton Leisure Centre Redevelopment Project

**Decision:** That, conditional upon an amendment being made through planning to the internal layout of the facility, the Portfolio Holder

- 1 approves the issue of the Notice to Proceed and entry into the construction contract with Rock Merchanting Limited (T/A Pulse Design & Build); and
- 2 approves the temporary complete closure of Congleton Leisure Centre in order to accelerate the construction programme.

**Background:** A review of the project has been undertaken which has resulted in a proposal to change the internal configuration of the facility in order to maximise the commercial return on the investment and increase the available capacity for people to utilise the facility.

The project has previously secured the required planning approvals and the Pre-Construction Services Agreement stage has been concluded. For the redevelopment and construction phase to commence there needs to be an amendment made through planning to the internal layout of the facility. This will result in the loss of the one remaining squash court but will increase the available size of the gym and therefore enable greater commercial return and participation. Only once this application is successful will the Head of Neighbourhood Services issue a Notice to Proceed and enter into the construction contract.

The project was paused in July 2020 so that an appraisal of the financial position of a range of capital schemes for the Council could be undertaken once the impact of Covid-19 was clearer. If the Council delays the decision further there is significant risk of costs being incurred through the annual construction industry price increases from January 2021. This issue of a Notice to Proceed and entry into a construction contract would enable construction works to commence from March 2021 which would not incur the additional industry increase in prices.

The proposal to temporarily close the leisure centre would see a twenty-week reduction in the programme to 74 weeks and an estimated cost saving of £250k. It would also de-risk the demolition of the pool and enable this phase of works to be undertaken much earlier in the programme.

**Background Documents:** Report to the Portfolio Holder entitled ' Congleton Leisure Centre Redevelopment Project'

Background documents can be viewed by contacting the report author.

**Approved:** Councillor Mick Warren  
Portfolio Holder for Communities

**Date:** 22 December 2020

**Executive Director:** Frank Jordan  
Executive Director Place