

## **Cabinet Report**

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**Date of Meeting:** 04 December 2018

**Report Title:** Macclesfield Leisure Centre Redevelopment

**Portfolio Holder:** Cllr Liz Wardlaw – Portfolio Holder for Health

**Senior Officer:** Frank Jordan – Executive Director of Place

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### **1. Report Summary**

- 1.1. This report seeks approval for the Council to enter into a contract for works at Macclesfield Leisure Centre.
- 1.2. The budget required for the redevelopment of the Leisure Centre is identified in the Council's approved capital programme.

### **2. Recommendation**

That Cabinet :

- 2.1. Delegates Authority to the Executive Director-Place, in consultation with the Director of Legal Services and the s151 Officer, to enter into a contract to deliver works at Macclesfield Leisure Centre.

### **3. Reasons for Recommendation**

- 3.1. These works are to be funded from the capital programme which includes a total sum of £4m for improvements to Macclesfield Leisure Centre.
- 3.2. Pre-construction services commenced in July 2018 to progress the feasibility, design and agree the programme of works. Additional approval is required at this stage to progress the construction works and formally enter into a contract with the successful contractor to complete the redevelopment.
- 3.3. As the contract value is £1.5m and so greater than £1m this requires Cabinet approval.

### **4. Other Options Considered**

- 4.1. None.

## **5. Background**

- 5.1. An initial package of work to redesign and expand the gym facilities at the Leisure Centre has also already been tendered and let.
- 5.2. Approval is now being sought to commence the works to the customer facing elements of the scheme including, the swimming pool village change facility, spa, fitness studio spaces and customer reception.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

- 6.1.1. Everybody Leisure currently manages the existing facility on behalf of the Council as part of its Leisure Operating Agreement. Under this Agreement it will continue to manage the redeveloped facility.
- 6.1.2. It is proposed to award the contract following a compliant procurement process through the Northwest Construction Hub Framework. This is a Framework Agreement administered by Manchester City Council and can be used by local authorities and other public bodies in the North West of England

### **6.2. Finance Implications**

- 6.2.1. A budget of up to £4m is included in the approved main capital programme to redevelop the leisure centre. The additional approval to transfer the budget from the addendum was obtained from the Portfolio Holder for Finance & Communication and the Interim Executive Director of Corporate Services on 30<sup>th</sup> May 2018.
- 6.2.2. The scheme is to be funded from prudential borrowing and the debt repayments are to be financed from an equivalent reduction of the management fee to Everybody Sport & Recreation.
- 6.2.3. In line with the original business case a total programme of works up to £4m will be delivered as part of the overall re-development. A summary of the different elements of the overall works programme is provided in the table below.

	<b>Description</b>	<b>Budget</b>
1	Fitness suite improvements – this initial phase of work has already been procured through the Northwest Construction Hub Framework in order to prioritise this work. Early delivery of improved Fitness suite facilities will generate additional income required to enable the Trust to start to pay back the overall investment.	£0.560m
2	Main Improvement works – a range of improvement works including changing villages, spa facilities and studio spaces. This work has also been procured through the Northwest Construction Hub framework and this report requests Cabinet approval to enter into this contract	£1.500m
3	Gym Equipment – to be purchased by the trust.	£0.440m
4	Facilities Management maintenance – planned maintenance brought forward as part of this programme of works, including replacement boilers, ventilation improvements and a new combined heat and power installation to improve energy conservation. This work is being commissioned through the Council's existing Facilities Management maintenance contract.	£1.155m
5	Professional fees and project management	£0.120m
6	Contingency	£0.225m
	<b>Total</b>	<b>£4.000m</b>

6.2.4. Pre-construction works have commenced on the main improvement works and authority is now being sought to enter into contract with the successful contractor to progress those works.

### 6.3. **Equality Implications**

6.3.1. The redeveloped leisure centre will ensure that the site becomes fully accessible to all residents. In addition a range of programmes and facilities will continue to be developed by Everybody Leisure to attract a wide range of user groups.

### 6.4. **Human Resources Implications**

6.4.1. There are no implications as a result of this report.

### 6.5. **Risk Management Implications**

6.5.1. Being a redevelopment there are inherent risks found with any such project. Project team meetings ensure that these risks as identified and a risk register has been developed and is regularly reviewed by the project

team. All risks have assigned owners who are responsible for mitigating and managing them.

## **6.6. Rural Communities Implications**

6.6.1. The improvements to the leisure centre will serve as an enhanced destination offering a diverse range of accessible facilities not only for Macclesfield town residents but also the wider rural communities in around the locality

## **6.7. Implications for Children & Young People**

6.7.1. The leisure centre once redeveloped will provide a range of new and refurbished facilities that will be fully accessible for young people.

## **6.8. Public Health Implications**

6.8.1. The redeveloped leisure centre with its improved facilities will enable the Council via its leisure Operating Agreement with everybody leisure to continue to make a significant contribution to Outcome Five of the Corporate plan “People Live Well & For Longer”

6.8.2. The redevelopment will continue to provide elements of “lifestyle” with inclusive facilities that will enhance the offer to a range of user groups including those already based at the site including Care4CE.

6.8.3. The facility will also become increasingly important in providing a range of programmes to improve active participation and improved health outcomes.

## **7. Ward Members Affected**

7.1. The redeveloped facility will benefit both the residents of Macclesfield and the wider area.

7.2. The local Ward Members in Broken Cross & Upton are represented by :

Councillor Liz Durham

Councillor Martin Hardy

## **8. Consultation & Engagement**

8.1. No wider public consultation is required as part of this decision.

## **9. Access to Information**

9.1. The background papers relating to this report can be inspected by contacting the Leisure Centre redevelopment project team.

## 10. Contact Information

10.1. Any questions relating to this report should be directed to the following officer:

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