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**Meeting:** Executive  
**Date:** 13 October 2009  
**Subject:** Extension to Sandy Sports and Recreation Centre  
**Report of:** Councillor Steven Male - Portfolio Holder for Culture and Skills  
**Summary:** To approve the appointment of the current consultants engaged on the project to undertake a traditional build process for the extension of Sandy Sport and Recreation Centre. To approve £690,000 from the 2009/10 CBC capital programme.

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**Advising Officer:** Edwina Grant, Acting Chief Executive and Director of Children Families and Learning  
**Contact Officer:** Roy Waterfield, Assistant Director Community and Cultural Learning  
**Public/Exempt:** Public  
**Wards Affected:** Sandy area  
**Function of:** Executive  
**Key Decision** Yes  
**Reason for urgency/ exemption from call-in (if appropriate)** N/A

**RECOMMENDATIONS:**

**That the Executive;**

- (a) Approve capital expenditure of £690,000 from the 2009/10 CBC capital programme.**
- (b) Approve the appointment of the current consultants Architects B3 engaged on the project as set out in paragraph 4.1 of this report to undertake a traditional build process for the extension of Sandy Sport and Recreation Centre.**

*Reason for Recommendations:* So that the extension to Sandy Sport and Recreation Centre can be built.

## **1. Background**

- 1.1 The sports facilities at Sandy Sports Centre have been improved over the last 15 years with the provision of an artificial pitch, artificial running track and a 35 station fitness room with changing facilities. The facility is administered through a Joint Management Agreement between Sandy Upper and Community School, Sandy Sports and Leisure Association and Central Bedfordshire Council. The facilities are managed by Stevenage Leisure Limited on behalf of this Council.
- 1.2 Corporate Asset Management Group considered the project on 23 July 2009 and supported the project. A Project Initiation Document is attached at Appendix 1.

## **2. Purpose of the Extension**

- 2.1 The purpose of the extension is to improve the range and quality of leisure provision in Sandy and enable the leisure management contractor to review their leisure offer to increase income and reduce the contract management fee.

## **3. Scope of the Project**

- 3.1 The extension includes;
  - Two dance studios
  - Creation of a viewing area into the sports hall
  - An improved bar area
  - Additional toilets
  - Refurbishment of the female changing rooms to provide the school with changing facilities for both male and female students
  - An additional 40 car parking spaces and access road to improve parking during the evening and at large events
- 3.2 The investment will allow the Leisure Management Contractor to review the activities available through out the day and promote the use of independent facilities to the local community, a requirement that has been noted through customer comments.

## **4. Description of work**

- 4.1 The extension to Sandy Sport and Recreation Centre was originally developed by Mid Bedfordshire District Council, which employed Architects B3 as consultants on this project following a competitive tendering exercise. B3 (Architects) and Press and Starkey (Quantity Surveyors) have already undertaken a feasibility study to ensure that this project is deliverable as a first floor extension on top of the current fitness facility and have provided the cost breakdown to ensure that the budget was set at the correct level.

- 4.2 The costs provided by B3 for their work on this project have been compared using the Eastern Shires Purchasing Organisation (ESPO), which is a joint Committee of Local Authorities and operates within the Local Government (Goods & Services) Act 1970. B3 have agreed to use the prices they charge member organisations within ESPO, which have been through a competitive procurement process, to continue the Sandy Sports and Recreation Centre project.

## **5. Consultation**

- 5.1 The scope of the proposed extension has been developed in consultation with the users of the facility and Sandy Upper and Community School, Sandy Sports and Leisure Association and Stevenage Leisure Limited. The Portfolio Holder held a ward member consultation meeting on 31 July 2009 where Cllr's Maudlin, Aldis and Blain were in attendance. There was unanimous support for the extension of the Sandy facility.

## **6. Capital Financial Issues**

- 6.1 Capital Funding of £690,000 in 2009/10 is included in the CBC Capital Programme 2009/10 – 2012/13 for this project, agreed by the Shadow CBC Executive on 17 February 2009. This budget was set following an estimate of the project cost received from Press and Starkey, Quantity Surveyors in October 2008. In September 2009 they confirmed that the previously submitted cost plan for the project is still correct, and the Royal Institution of Chartered Surveyors Building Cost Information Services "All-In Tender Price" indices have decreased slightly since October 2008.

## **7. Revenue Financial Issues**

- 7.1 Stevenage Leisure Limited manages this facility on behalf of CBC. The current contract price is £122,832 per annum. Agreement has been reached with Stevenage Leisure Limited that once the new facilities are provided a reduction of £20,000 per annum will be made to the Contract fee, therefore passing the risks of ensuring the additional use and income for the facilities to the Leisure Management Contractor, through the contract. This figure is based on the predicted increases in income and expenditure that the new facilities will provide. If any additional profit is made by the centre it will be included within the profit share arrangements. The Council will achieve these saving as soon as the facilities open, when a variation to the current contract will be agreed.

## **8. Next steps and conclusion**

- 8.1 If Executive agrees to the continued employment of the current consultants then the anticipated timetable for the delivery of the project is;
- October 2009 Executive agreement to appoint B3 as lead consultants
  - November 2009 Submit a planning application, Advertise for Building Contractors to undertake building work.
  - December 2010 select short list of Contractors to be asked to tender
  - January 2010 Send specifications to selected contractors
  - March 2010 Award contract

- April 2010 Start on Site
- September 2010 project completion

8.2 Executive are therefore asked to approve expenditure of up to £690,000 from the 2009/10 CBC capital programme and appoint the current Architects B3 as the lead consultants to undertake a traditional build process for the extension of Sandy Sport and Recreation Centre.

## **CORPORATE IMPLICATIONS**

### **Council Priorities:**

The investment in new or improved leisure facilities in Sandy supports the Central Bedfordshire Council's (CBC) Strategic Plan 2009-11 adopted by Executive on 5 August 2008. In this plan the authority has highlighted that its vision is 'to improve the quality of life of all in Central Bedfordshire, and enhance the unique character of our communities and our environment'. In order to meet this vision the authority has agreed five priorities for 2009-2011 these are;

- Supporting and caring for an ageing population
- Educating, protecting and providing opportunities for children and young people
- Managing growth effectively
- Creating safer communities, and
- Promoting healthier lifestyles.

The Children, Families and Learning Directorate Plan, adopted by Executive 30 September 2008 outlines how sport and the arts will be used to help raise educational attainment in our schools, increase levels of physical activity to address rising levels of obesity, alleviate problems with mental health, provide opportunities to divert people away from criminal activity and anti-social behaviour and regenerate rural and urban environments. The project helps deliver this plan and supports the Local Area Agreement targets to reduce the number of children who are obese, increase the proportion of young people participating in positive activities and increase adult participation in sport.

### **Financial:**

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**Legal:**

The Leisure management contract will need to be varied in order to reflect the reduced leisure management fee.

**Risk Management:**

Risks are considered as part of the PID using PRINCE 2 project management methodology and reviewed by the Project manager.

**Staffing (including Trades Unions):**

None

**Equalities/Human Rights:**

An Equality Impact Assessment has been undertaken and advice received from Clare Harding, Corporate Policy Advisor (Equality & Diversity), Business Transformation. Sandy is also highlighted as a place where poorer health is more likely - including years of life lost, comparative illness and disability, emergency admissions to hospital and numbers of working age adults suffering from mood swings and disorders. Obesity in reception children at 14.3% is significantly above average. Babies born into households with at least one smoker is highest in Sandy when compared with other wards previously in Mid Beds and access will be widened to attract new participants from the surrounding community to the facility in Sandy (Joint Strategic Needs Assessment January 2009). It has been agreed that targets will be set for increases in the representation rates of the following groups measured within the Sport England Benchmarking survey.

	Baseline	2011/12	2012/13	2013/14
Females	46%	48%	51%	55%
60+	7%	8%	9%	11%
NS-Sec 6 & 7	11%	11%	12%	12%*

**Community Safety:**

None

**Sustainability:**

As this will involve a new development then there is scope to ensure that the new extension is as energy efficient as possible. The architects/project management brief will ask for this area to be explored in the proposal as it may reduce the running costs of the building.

**Appendices:**

Appendix A – Project Initiation Document

**Background Papers** (open to public inspection):  
Equality Impact Assessment

Location of papers: Priory House, Chicksands