

# Central Bedfordshire Council

Executive

5 February 2019

## Saxon Leisure Centre, Biggleswade, Wet Changing Area Refurbishment

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**Report of:** Cllr Eugene Ghent, Executive Member for Assets and Housing Delivery  
([eugene.ghent@centralbedfordshire.gov.uk](mailto:eugene.ghent@centralbedfordshire.gov.uk))

**Responsible Director(s):** Marcel Coiffait, Director of Community Services  
([marcel.coiffait@centralbedfordshire.gov.uk](mailto:marcel.coiffait@centralbedfordshire.gov.uk))

**This report relates to a decision that is Key**

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### Purpose of this report

This report seeks approval to award the contract for the refurbishment of the wet changing area at Saxon Leisure Centre, Biggleswade to Contractor A.

### RECOMMENDATIONS

The Executive is asked to:

1. **approve the award of the refurbishment of the wet changing area at Saxon Leisure Centre to Contractor A as detailed in exempt Appendix 1, subject to approval of the Council's Medium Term Financial Plan (MTFP) in February 2019.**

### Overview and Scrutiny Comments/Recommendations

1. The item has not been presented to Overview and Scrutiny but has been brought to the attention of the Chair of the Corporate Resources Scrutiny Committees, who agree it does not need consideration.

### Issues

2. The Leisure Facilities Strategy provides direction for the prioritisation and delivery of Leisure Services and directs the Council's capital investment proposals to meet the needs of customers. It identifies that the 'provision of improved leisure facilities is

required to maintain the current accessibility, supply and quality of leisure in the east of the area’.

3. The wet changing area at Saxon Leisure Centre, Biggleswade was installed when the facility was built and is now over 20 years old. It is at the end of its life cycle and need to be replaced.
4. The project will replace all tiling (including from the changing area to pool side), showers, changing cubicles, toilets, lockers, lighting, vanity areas and will upgrade the accessible changing rooms/toilets. Changing cubicles will be reconfigured so all the family cubicles will be adjacent to the learner pool and the locker layout will be amended to have more of the popular larger lockers. The communal male/female showers in the main changing area will be replaced with individual shower cubicles which are preferred by users as they provide privacy and are unisex.
5. The specification for the works is consistent with the new Dunstable Leisure Centre changing rooms. This is a high quality finish to an agreed corporate branding scheme which will ensure a consistent look and feel for customers across the authority’s leisure centres.
6. Procurement has taken place via the SCAPE framework. The SCAPE framework allows the public sector access to OJUE compliant direct award contractors. Procuring this way allows the fastest route to the market so the project will be completed by the end of September 19 avoiding disruption to the swimming gala season and associated income. It also allows CBC to take advantage of good value achieved through the framework, being the most economical framework for this project when compared to others on the market.
7. The total project cost is £1.01M for which sufficient capital funding is available (subject to the approval of the Medium Term Financial Plan by Executive and Full Council in February 2019).
8. These works are planned to commence in March 2019, works are planned to take 26 weeks. The pool will remain open except for a one week closure to replace the pool side tiling.

### **Reason/s for decision**

9. To award the contract to refurbish the wet change area at Saxon Leisure Centre as it is at the end of its life cycle and needs to be replaced.

### **Council Priorities**

10. The implementation of the Leisure Facilities Strategy is a high level target in the Council’s Medium Term Plan and supports the following Council priorities:
  - a. Enhancing Central Bedfordshire
  - b. Promoting health and wellbeing and protecting the vulnerable
  - c. Great resident services – leisure

- d. Creating stronger communities
- e. A more efficient and responsive Council

## **Corporate Implications**

### **Legal Implications**

- 11. The procurement process and contract award must comply with the Council's Code of Procurement Governance. Further, the procurement must comply with the requirements of the Public Contracts Regulations 2015 and if the procurement is pursuant to a framework, the rules and requirements prescribed in the framework.
- 12. The building contract should be based on a suitable industry standard contract and be approved by LGSS Law. The contract should be completed to ensure the Council is sufficiently protected whilst maintaining commercial viability.

### **Financial and Risk Implications**

- 13. The market has been tested by obtaining prices from other frameworks suppliers and the SCAPE framework was the most competitive.
- 14. The total project value is £1.01m.
- 15. Due to the higher costs of the works it has not been possible to award the contract and undertake these works in 2018/19 as originally planned due to lack of budget. The funding being slipped from 2018/19 budget is £321K plus £600K of budget in the 19-20 MTFP and £91K of available s106 funding, will give the £1.01M budget required for the refurbishment works to be undertaken in 19/20.

### **Equalities Implications**

- 16. Public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics: age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 17. The improvements to the wet changing area aim to enhance customer experience by improving the changing facilities and creating individual shower cubicles in currently communal shower space.

### **Conclusion and next Steps**

- 18. In order to progress the refurbishment project Executive approval is required to award the contract via the SCAPE framework to Contractor A. This will enable the works to commence in March 2019 for completion by the end of September 2019, avoiding the gala season and minimising loss of income to the authority.

## Appendices

### Appendix 1 – Name of preferred contractor

This appendix is exempt under paragraph 3 of Schedule 12A of the Local Government Act 1972 as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

### Background Papers

None

**Report author(s): Marcel Coiffait,**

**Director of Community Services**

**[Marcel.Coiffait@centralbedfordshire.gov.uk](mailto:Marcel.Coiffait@centralbedfordshire.gov.uk)**