

SUBJECT:	Feasibility study in to the replacement of the Chiltern Pools
REPORT OF:	
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WARD/S AFFECTED	All

1. Purpose of Report

To request that Cabinet endorse the MT decision to appoint Knight Kavanagh & Page (KKP) to undertake the feasibility study and wider consultation as to the replacement of the Chiltern Pools

RECOMMENDATION

That Cabinet endorse the MT decision to exercise the exemption under section 2.8 Appendix A of the contract procedure rules to obtain a single quote and appoint KKP to undertake the feasibility study and consultation as to the replacement of the Chiltern Pools.

2. Reasons for Recommendations

The Members leisure Needs Working Group agreed at the meeting dated 25th April 2016 to recommend to Cabinet to accept the Leisure Facilities Strategy and to progress developing a feasibility study as to the replacement options for the Chiltern Pools. The study will provide an informed position ahead of resident's consultation as to their leisure requirements.

Following discussion with the Leisure Needs Members Working Group Officers 31st May 2016, MT agreed to waive the contract procedure rules requirement to obtain more than one quote and consequently appoint KKP to undertake the feasibility study and wider consultation in to the replacement of the Chiltern Pools for the following reasons:

- KKP have undertaken the indoor leisure facilities review this has resulted in the company already having up to date information on local needs, and the various stakeholders. Should the contract not be awarded to KKP this information would need to be shared with the successful contractor therefore significantly delaying any start date.
- Market testing the delivery of the feasibility study would result in award of contract in July and subsequent mobilisation of the work would be delayed till August/September and would not be in accordance with the timescales agreed by Members of the Leisure Needs Members Working Group.
- KKP have specialist knowledge in developing feasibility studies in other localities for the redevelopment of leisure centres.
- Appointing KKP would enable the organisation to progress the feasibility study with immediate effect.

3. Content of Report

Members agreed 25th April 2016 to recommend to Cabinet to accept the Leisure Facilities Strategy presented by Knight Kavanagh & Page (KKP)

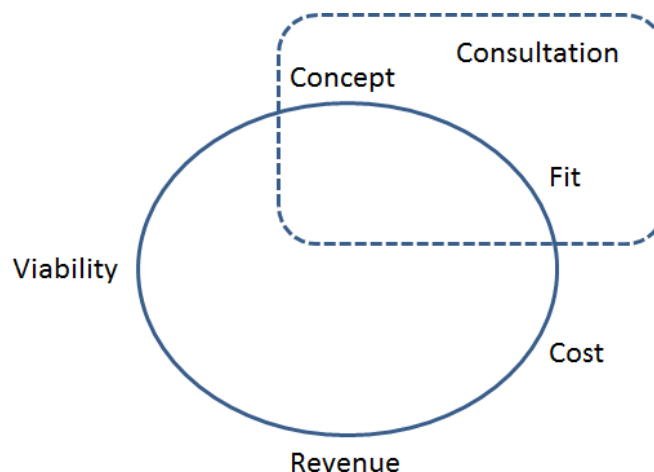
Recommendation 2 of the leisure facilities strategy recommends that;

Subject to a feasibility study to replace the Chiltern Pools with a strategic leisure centre incorporating, swimming, fitness suite, climbing wall, and multipurpose space, which could incorporate a theatre/cinema and meeting rooms.

The working group asked officers to progress the brief to undertake the Feasibility study as to the replacement the Chiltern Pools. Officers have since met with KKP to consider proposals as to how the feasibility study could be progressed.

That discussion identified the following key parts to any feasibility study;

1. Undertake a high level site appraisal to identify the most suitable location for the new centre
2. Consider the core leisure needs and opportunities that could maximise income generation
3. Test the fit of the leisure facility on any proposed site
4. Consider the capital and revenue costs
5. Test the viability of the business plan



KKP has also provided a background paper which advises how other local authorities are developing leisure facilities with a view to delivering high quality, more commercial facilities and the types of facilities that may be co-located in a leisure facility alongside the core and additional activities, Appendix 1

The outline brief for the feasibility study is detailed in Appendix 2.

The recommended approach to be taken is to;

1. **Undertake the Strategic analysis and research** with key stakeholders e.g. Clubs, and GLL, to identify the future leisure requirements of a modern facility and how the use of the accommodation be maximised to deliver an efficient, income generating programme. Identify any complementary facilities or development opportunities that can be incorporated in the centre that will meet the wider community needs e.g. library, community venue, health facility, etc. Determine the potential development constraints from any particular site.
2. **Concept development** - develop an initial design brief, site assessment, layout and concept design of the proposal to include early cost identification, including demolition costs of the current facility.

3. **Development of an outline Business Plan** - develop a potential activity programme and operational plan for the facility which can identify the income and expenditure including staffing and operational costs over a 5 and 25 year period.
4. **Viability report and implementation** - Provide a high level report, outlining the development proposals and business case. Consider the viability of the proposals taking into account any potential capital investment, revenue potential, savings against the current expenditure, and cost of capital. To also provide options to the Council of how the opening and management of a new facility should be aligned to any contract renewal period. Consider the report and implications to the Council
5. **Consultation** - KKP have suggested that the consultation is undertaken in two parts.
 - a) Stakeholder consultation as part of the research in to the development concepts
 - b) Informed resident's consultation enabling the concept and location to be considered and for residents to identify opportunities for additional features to be delivered in a centre which could then be explored within the business plan.

Budgetary position

Cabinet agreed to expenditure of £50k to undertake a leisure needs assessment and to consult with stakeholders on the leisure options for the district. The initial survey was delivered within budget and £30k is available to undertake the feasibility study and wider consultation on the leisure options.

The proposal from KKP would enable the feasibility study to be undertaken by 30th September at a cost of £22,200. The remaining £8k from the original £50k budget would be available for the resident's consultation. The costs of which would be met within the current budgetary provision.

5. Options

1. To waive the contract procedure rules requirement to obtain more than one quote and consequently appoint KKP to undertake the feasibility study as part of phase 2 of the leisure Needs Facilities study authorised by Cabinet and finalise proposals and timings to undertake the residents consultation as part of the feasibility study
2. Undertake a tender process to appoint a contractor to undertake a feasibility study and consultation process in relation to the redevelopment of the Chiltern Pools
3. Not to progress the feasibility study at the current time.

6. Consultation

Not Applicable at this stage

7. Corporate Implications

- 3.1 *Financial* - Cabinet agreed to expenditure of £50k to undertake a leisure needs assessment and to consult with stakeholders on the leisure options for the district.

Chiltern District Council

The initial survey was delivered within budget and £30k is available to undertake the feasibility study and wider consultation on the leisure options

There is a risk that the preferred option arising from the Feasibility Study may not be financially affordable / viable or not fully in line with the Council's aspirations. In which case further work would be needed post Feasibility Study to develop alternative options.

3.2 *Legal - the Council has a duty to consider the health and wellbeing of its community, enabling leisure opportunities to support a healthier and active community would assist the Council in supporting this objective.*

3.3 *Enabling the delivery of fit for purpose leisure facilities would support the councils objectives to reduce crime and disorder, address carbon management in relation to the use of fossil fuels used in the operation of the leisure centres, strengthen partnership working with Public Health, CCG, community groups and sports clubs and improve opportunities for greater community cohesion.*

8. Links to Council Policy Objectives

- Delivering cost- effective, customer- focused services
- Working towards safe and healthier local communities
- Striving to conserve the environment and promote sustainability

9. Next Step

Following endorsement of the MT decision officers will commission KKP to undertake the feasibility study and consultation in to the options for the replacement of the Chiltern pools.

Background Papers:	Appendix 1 KKP background paper as to other local authority proposals Appendix 2 KKP proposals to undertake a feasibility study for consideration
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