

SUBJECT:	<i>Chiltern Pools Update Report</i>
REPORT OF:	<i>Director of Services – Steve Bambrick</i>
RESPONSIBLE OFFICER	<i>Head of Healthy Communities - Martin Holt</i>
REPORT AUTHOR	<i>Principal Leisure & Wellbeing Manager - Paul Nanji Tel: 01494 732110</i>
WARD/S AFFECTED	<i>All</i>

1. Purpose of Report

- 1.1 To report to provide an update of progress regarding the Chiltern Pools re-development project.

RECOMMENDATION

1. To note progress to date regarding the appointment of the project manager, design team to develop the detailed design and evolving business case
2. To note the outcomes of the land swap public consultation.
3. To delegate authority to the Director of Services, in consultation with the relevant Portfolio Holder, the procurement and appointment of a specialist leisure consultant to advise on the new leisure operator contract.

2. Reasons for Recommendation

- 2.1 To inform Members on the current project outcomes to manage the proposed redevelopment of the Chiltern Pools
- 2.2 To appoint a consultant to advise and assist the Council in the appointment of a Leisure Operator required to operate the Councils leisure facilities from 1st April 2020.

3. Content of report.

- 3.1 This report updates Cabinet on the proposals to replace the ageing Chiltern Pools and associated community buildings. The Options Appraisal and Feasibility study determined that there was a viable business case to develop a new multi-purpose leisure centre/community facility which could deliver a good return on the investment required enabling the facility to be delivered at no additional cost to the council tax payer. Over 80% of respondents to the consultation considered it appropriate for the Council to prioritise investment in the development of new leisure and community facilities.

- 3.2 On June 27th 2017, Cabinet approved the progression of the Chiltern Pools redevelopment project, agreeing a range of actions to take the project forward. These included
- undertaking public consultation together with Amersham Town Council in relation to the proposed disposal of land at Woodside Close to the Town Council and the acquisition of part of King George V Playing Fields from the Town Council in exchange to support the redevelopment of the facility
 - the selection, through an appropriate procurement Framework of a Project Manager and design team (Quantity Surveyor, Structural Engineer, Architect) to develop more detailed plans in order to take the project forward to pre planning application
- 3.3 This report details progress to date on these actions and also outlines the importance of commencing the process of appointing a new leisure centre operator through an open tendering process by appointing a specialist leisure consultant.

Public Consultation

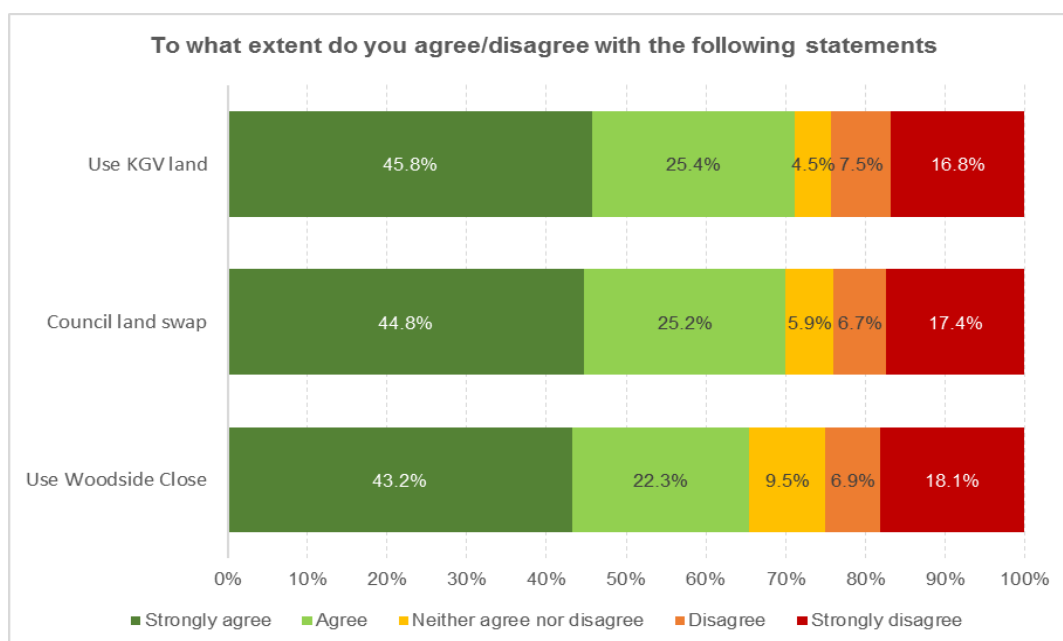
- 3.4 Public Consultation undertaken in January 2017 revealed overwhelming public support to develop a new replacement facility for Chiltern Pools. The consultation also revealed a range of issues including levels of parking, disruption to existing site users during construction and proximity of residential properties new building plans. To mitigate these concerns, new plans were developed, siting the new centre along King George V Avenue on the existing library site extending to where the play area, outside exercise zone and skate area are located. (See Map 1)

Map 1 – Proposed Chiltern Pools Site



3.5 The key focus of the second round of consultation was to gauge Amersham resident's views on a land swap between Amersham Town Council and Chiltern District Council. This involves a portion of the King George V playing field being developed but in return Chiltern District Council would protect in perpetuity the green area in the middle of Woodside Close and develop more green space adjacent to the historic barn buildings. The green in Woodside Close would be transferred to Amersham Town Council through Fields in Trust, a charity which protects open spaces by having a veto over future development on that land.

Table 1 - Land Swap Consultation Results



3.6 A total of 507 on-line replies were received of which a sizeable majority were from the Amersham area due to the targeted publicity. As detailed in table 1 overall there was positive support expressed in relation to the use of the KGV fields and Council land swap with 70% of respondents supporting the proposals. The major concern raised from residents was the lack of clarity regarding the future use of the existing Chiltern pools site.

3.7 Officers are now liaising with Amersham Town Council and the Fields in Trust to progress the land swap to enable the possible development to proceed.

Project Manager and Design Team Appointments

3.8 Utilising the Bloom procurement management framework the Council appointed Appleyard and Trew in October 2017 to project manage the scheme up through a series of checkpoints to enable Cabinet to review progress and decide on future action. The next check point being the pre-planning application stage and evolving business case.

- 3.9 Appleyard and Trew supported and advised the Council on the specialists required for the design, to include Architect, Civil Engineer, Pool Plant and Mechanical services. A competition for each of the specialist services was held under the Bloom Framework. This involved inviting three firms with detailed leisure expertise from each of the above specialisms being assessed in terms of quality and price. Following assessment the following contractors were appointed to the Design Team; Space and Place - Architects, Enginuity - Civil Engineers, DESCO – Mechanical and Pool specialist. These organisations will develop the detailed design required to submit the planning application and to further revise the cost estimate required for the business plan.

Operator Contract

- 3.10 Whilst there is still significant work to be undertaken in developing the new replacement facility for Chiltern Pools, it is also important to commence with the appointment the new leisure operator. The current contract with the existing operator GLL comes to an end 31st March 2020. A new contract will have to be place as there is no legal scope to extend the current contract further.
- 3.11 The evolving feasibility study and business case identifies a net financial return of £1.2M/annum to the Council together with wider range of activities meeting the requirements of the Chiltern Indoor Sports and Leisure Facilities Strategy, delivering a purpose built centre with more efficient operational costs. At the current fixed rate cost of borrowing the income would sustain a loan amount of £30M over a 40 year period thereby delivering a new facility. The new contract needs to reflect the proposed business plan, and any transitional arrangements arising from the continued operation of the Chiltern Pools during redevelopment or the future arrangements should the development not proceed.
- 3.12 The options available to the Council to appoint a leisure provider are detailed in Table 2.

Table 2 – Leisure Operator Contract Options

Leisure Operator Contract Options	Advantages	Disadvantages
Short term contract extension to the existing operator	The existing contract has good knowledge of existing Chiltern Pools facility	Risk of a legal challenge Risk of existing operator reducing service quality if they lose out in the

		tender process to operate the new centre
Long term new contract commencing April 2020	<p>Legally compliant with CDC procurement rules</p> <p>New contract operator would provide invaluable support into the interior design and layout of the new facility.</p> <p>A fresh impetus to establishing a long term customer focused culture to drive the business</p>	Risk of existing operator reducing service quality if they lose out in the tender process to operate the new centre

3.13 To support the Council to consider the options it is recommended that a consultant be appointed to review the various options and recommend the future approach to the Council. The consultant will need to work closely with the Council's legal, finance, and leisure teams throughout the process and be part of the Chiltern Pools Project board.

4 Corporate Implications

4.1 Financial – The estimated costs of professional fees for a development of the size and scale of the proposed leisure and community facility are £2.4M with costs to deliver the scheme to the key decision stage of a planning application estimated at £1.5M.

4.2 The evolving feasibility study and business case identifies a net financial return of £1.2M/annum to the Council together with wider range of activities meeting the requirements of the Chiltern Indoor Sports and Leisure Facilities Strategy, delivering a purpose built centre with more efficient operational costs. At the current fixed rate cost of borrowing the income would sustain a loan amount of £30M over a 40 year period thereby delivering a new facility.

4.3 Officers are working with Knight Kavanagh and Page together with representatives from Bucks County Council and the Project Design team to further develop the business plan.

4.4 Legal – The Council has a legal duty to be compliant with public procurement rules and regulations. The tender for a specialist leisure consultant to advise the Council on the future procurement route will enable a robust evaluation of the Council's options prior to any future decision.

5. Links to Council Policy Objectives

5.1 Safe, Healthy and Active communities - 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. 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.

6. Next Steps

6.1 Finalise the design plans and refine the business costs

6.2 Begin the process of appointing a leisure consultant to advice on tendering for the new leisure operator.

Background Papers:	None
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