

TONBRIDGE & MALLING BOROUGH COUNCIL

LEISURE and ARTS ADVISORY BOARD

28 February 2012

**Report of the Chief Leisure Officer and the
Cabinet Member for Leisure, Youth & Arts**

Part 1- Public

**Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken
by the Cabinet Member)**

1 LEISURE CENTRES – CAPITAL PROJECTS

Summary

The report outlines progress in the design and construction of a draught lobby at Larkfield Leisure Centre and updates the Board on the award of the contract to supply and install ultra violet pool water disinfection and automated backwashing systems at Tonbridge Swimming Pool.

1.1 Background

- 1.1.1 The Board will recall that the building of a draught lobby at Larkfield Leisure Centre was approved on List A of the Capital Plan as Phase 2 of Energy Saving Measures at the Council's Leisure Centres. In addition, approval was granted to install new pool water disinfection and automated backwashing systems at Tonbridge Swimming Pool.

1.2 Draught Lobby

- 1.2.1 The original evaluation of the draught lobby, attached at **[Annex 1]** and reported to Finance & Property Advisory Board on 5 January 2011, identified the benefit of installing a revolving door or a twin set of automated doors with a lobby in between. It was noted that further implementation of energy saving measures at the Council's leisure centres was crucial to meeting the Council's community leadership role related to climate change.

1.3 Design Options

- 1.3.1 In liaison with a consultant architect it has been determined that insufficient space exists to install a revolving door of adequate size to accommodate the range of customers that use Larkfield Leisure Centre including families, people with disabilities and parents with pushchairs.
- 1.3.2 The architect has brought forward a range of alternative configurations that have been considered by the Leisure Contracts Manager and the Buildings and

Facilities Manager. Taking into account the available funding, the desire to reduce the level of disruption to customers and the overall operation of the Centre during the construction phase, a single option has emerged as the most viable.

- 1.3.3 The proposal, shown at **[Annex 2]** consists of a cantilevered roof over a lobby to the left of the existing front doors, the left hand pair of which will be incorporated within the new design. The lobby will be accessed from the car park by a new pair of automated doors. The redundant doors to the right hand side of the existing entrance will be retained as an emergency exit but will provide temporary access during the construction phase.
- 1.3.4 The proposal, which responds to adverse customer comments, will resolve much of the heat loss from the building. This is currently experienced when one or both of the existing front door sets are operated. Additional benefits include greater cover for customers queuing in inclement weather and significant improvement to the working conditions of reception staff and contractors working in the retail outlet.

1.4 Procurement

- 1.4.1 The architect will be asked to progress final design drawings, submit a planning application and prepare contract documentation. It is proposed, in accordance with Contract Procedure Rules, to seek a minimum of three competitive quotations.
- 1.4.2 The architect has provided indicative costs of the scheme and it is hoped in a competitive environment that the project will be delivered within the approved budget of £40,000 of £40,000.

1.5 Timescale

- 1.5.1 It is anticipated that the construction phase will take a maximum of five weeks. It is planned to commence in early September after the school summer holidays, allowing completion in advance of the winter months.

1.6 Pool Water Disinfection and Automated Backwashing Systems

- 1.6.1 This project has been the subject of an electronic tender process in liaison with Dartford Borough Council and the contract has been awarded to Barr & Wray based upon a 70:30 price versus quality evaluation process. The contract sum is within the approved level of funding and it is anticipated that work will commence in March.
- 1.6.2 In order to progress the work it is likely that the teaching pool will be closed for a period of up to one week and customers will receive prior notice of this closure. It is anticipated that overnight working will mitigate the need for closure of the indoor fitness pool.

1.7 Legal Implications

- 1.7.1 The procurement of both projects has progressed in accordance with the Council's Contract Procedure Rules to ensure transparency and value for money.

1.8 Financial and Value for Money Considerations

- 1.8.1 Both projects represent 'invest to save' outcomes.

1.9 Risk Assessment

- 1.9.1 The Indoor Leisure Operational Risk Register highlights a number of ambitions related to improvement and maintenance of the fabric of the buildings, sustainability, contribution to tackling the effects of climate change and economic efficiency. Failure to do so may result in loss of public perception, increase in expenditure and a failure to reduce carbon emissions. Both projects assist in reducing the risk of adverse outcomes.
- 1.9.2 The Board will also note that the installation of automated backwashing at Tonbridge Swimming Pool accords with the recommendations of the Health Protection Agency and best practice guidance from the Pool Water Treatment Advisory Group.

1.10 Equality Impact Assessment

- 1.10.1 See 'Screening for equality impacts' table at end of report.

1.11 Policy Considerations

- 1.11.1 Asset Management, Biodiversity & Sustainability, Business Continuity/Resilience.

1.12 Recommendation

- 1.12.1 It is **RECOMMENDED TO CABINET**, that the design and construction details relating to the new draught lobby at Larkfield Leisure Centre be approved.

The Chief Leisure Officer confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and policy Framework.

Background papers:

contact: Martin Guyton

Nil

Robert Styles
Chief Leisure Officer

Maria Heslop
Cabinet Member for Leisure, Youth & Arts

Screening for equality impacts:		
Question	Answer	Explanation of impacts
a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	Capital project with no related equalities issues.
b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	No	Capital project with no related equalities issues.
c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		

In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above.